

mill&main

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Town of Maynard Planning Board

Signage Special Permit

January 26, 2016

REVISED 01_27_16

PROJECT TEAM

DEVELOPER:	SARACEN PROPERTIES 41 Seyon Street, Suite 200 Waltham, MA 02453 Phone: (781) 250-8000	STRUCTURAL ENGINEER:	SIMPSON GUMPERTZ & HEGER 41 Seyon Street, Building 1, Suite 500 Waltham, MA 02453 Phone: (781) 907-9000
ARCHITECT:	MARGULIES PERRUZZI ARCHITECTS 308 Congress Street, 4th Floor Boston, MA 02210 Phone: (617) 482-3232	LIGHTING CONSULTANT:	SLADEN FEINSTEIN INTEG. 295 Huntington Avenue, #305 Boston, MA 02115 Phone: (617) 267-9500
LANDSCAPE DESIGN:	BROWN, RICHARDSON & ROWE 3 Post Office Square, 3rd Floor Boston, MA 02109 Phone: (617) 542-8552	GEOTECHNICAL CONSULTANT:	HALEY & ALDRICH, INC 465 Medford Street, Suite 2200 Boston, MA 02129 Phone: (617) 886-7399
CIVIL ENGINEER:	NITSCH ENGINEER 2 Center Plaza, Suite 430 Boston, MA 02108 Phone: (617) 338-0063	SPECIFICATIONS:	KALIN ASSOCIATES 1121 Washington Street, #2 West Newton, MA 02465
MEP ENGINEERS:	AHA CONSULTING ENGINEERS 24 Hartwell Avenue, 3rd Floor Lexington, MA 02421 Phone: (781) 372-3000	HARDWARE CONSULTANT:	CAMPBELL-MCCABE, INC. 1 Clock Tower Place Maynard, MA 01754 Phone: (617) 964-5477
SIGNAGE FABRICATORS	Graphic Impact Signs, Inc. 575 Dalton Ave Pittsfield, MA 01201 Phone: (413) 499-0382	SIGNAGE CONSULTANT	Whitney Veigas 56 Coulton Park Needham, MA 02492 Phone: (781) 449-1351
SIGNAGE FABRICATORS	Cadwell Co Inc 3 Kuniholm Dr. Holliston, MA 01746 Phone: (508) 429-3100		

- **DIRECTORIES**
- **BANNERS**
- **BUILDING NUMBER SIGNS**
- **'THE PORTAL'**
- **SITE ENTRY SIGNAGE**
- **TENANT SIGNAGE**



EXISTING AERIAL VIEW

LEGEND

- OPEN GREEN SPACE
- PIER WALK
- PEDESTRIAN CONNECTION
- MAIN ST & SUDBURY LOT
- VEHICLE ACCESS THROUGH
COMPLEX - MAIN ST TO
WALNUT ST & GARAGE
- MILL POND WALK
- BIKE PATH

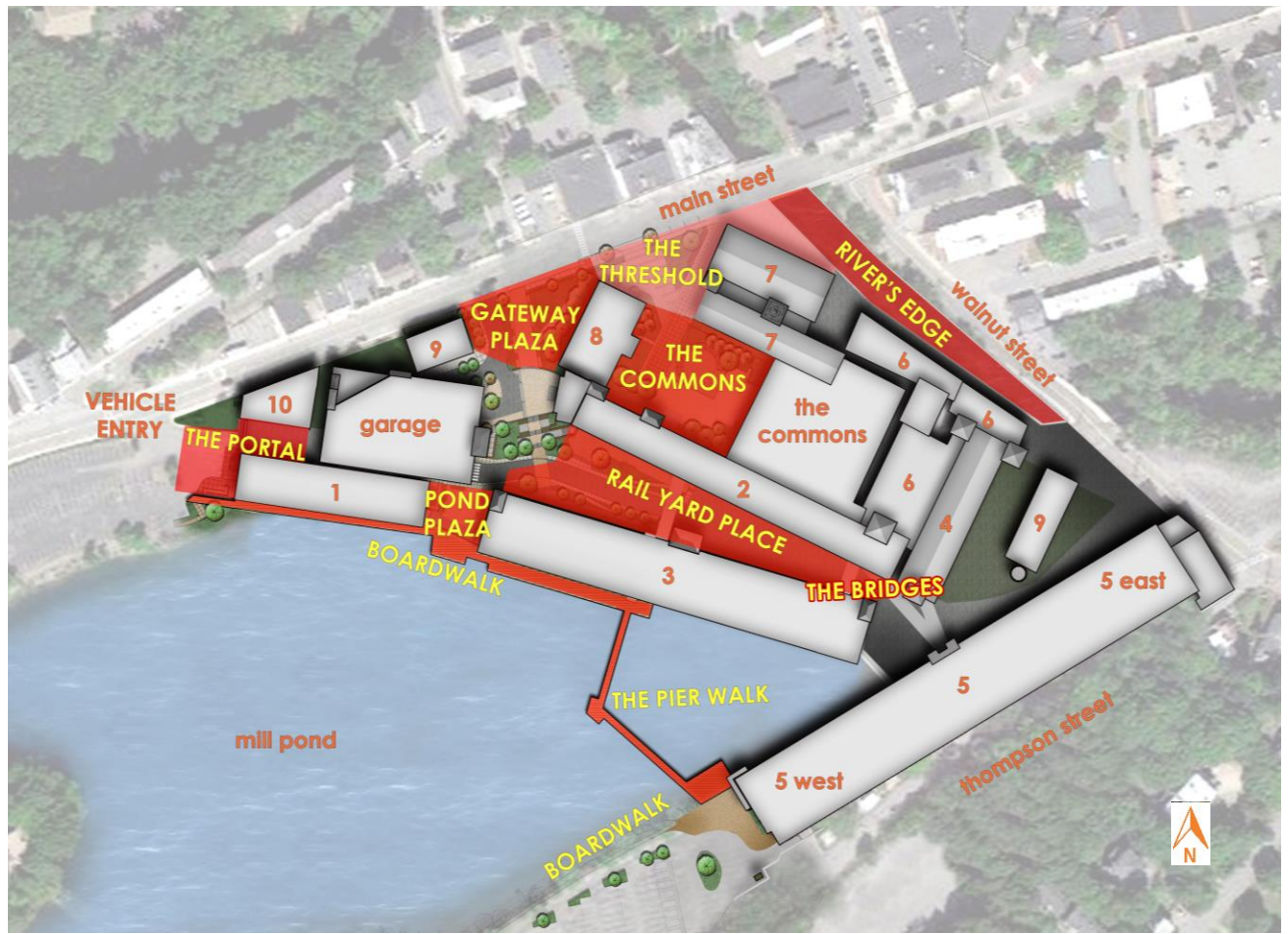
PROPOSED MASTER PLAN



LEGEND

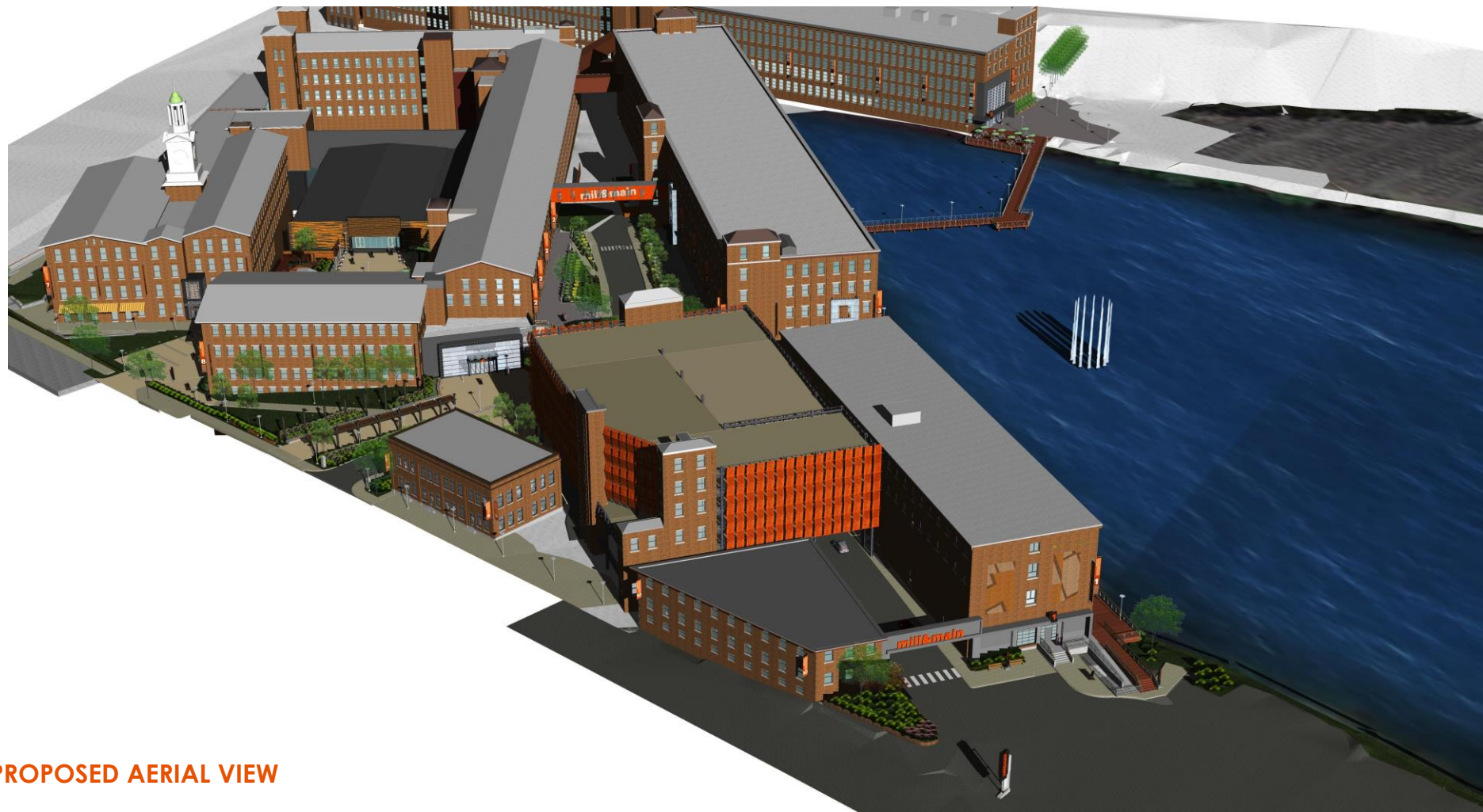


PROPOSED DISTRICTS

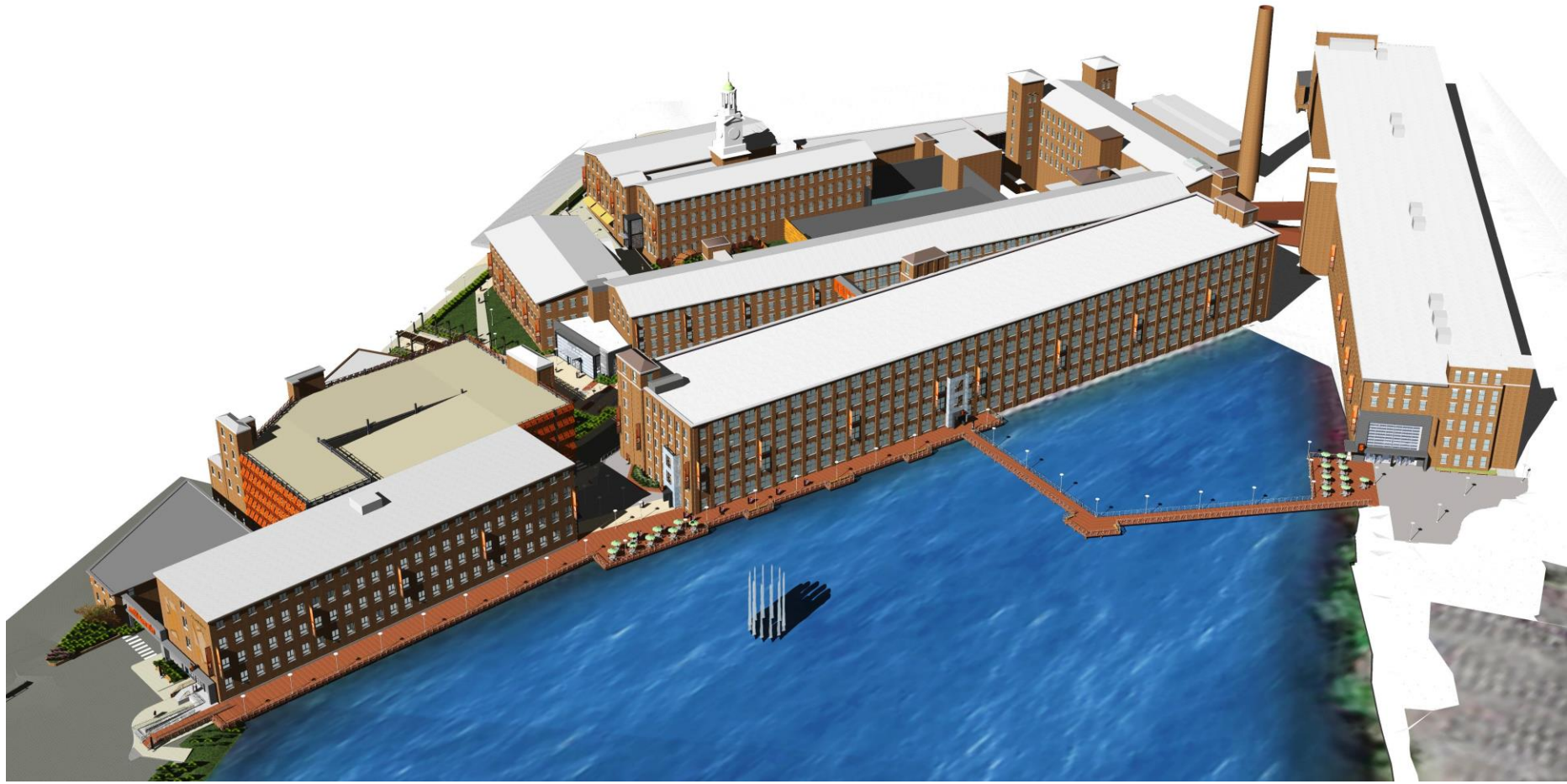




PROPOSED AERIAL VIEW



PROPOSED AERIAL VIEW

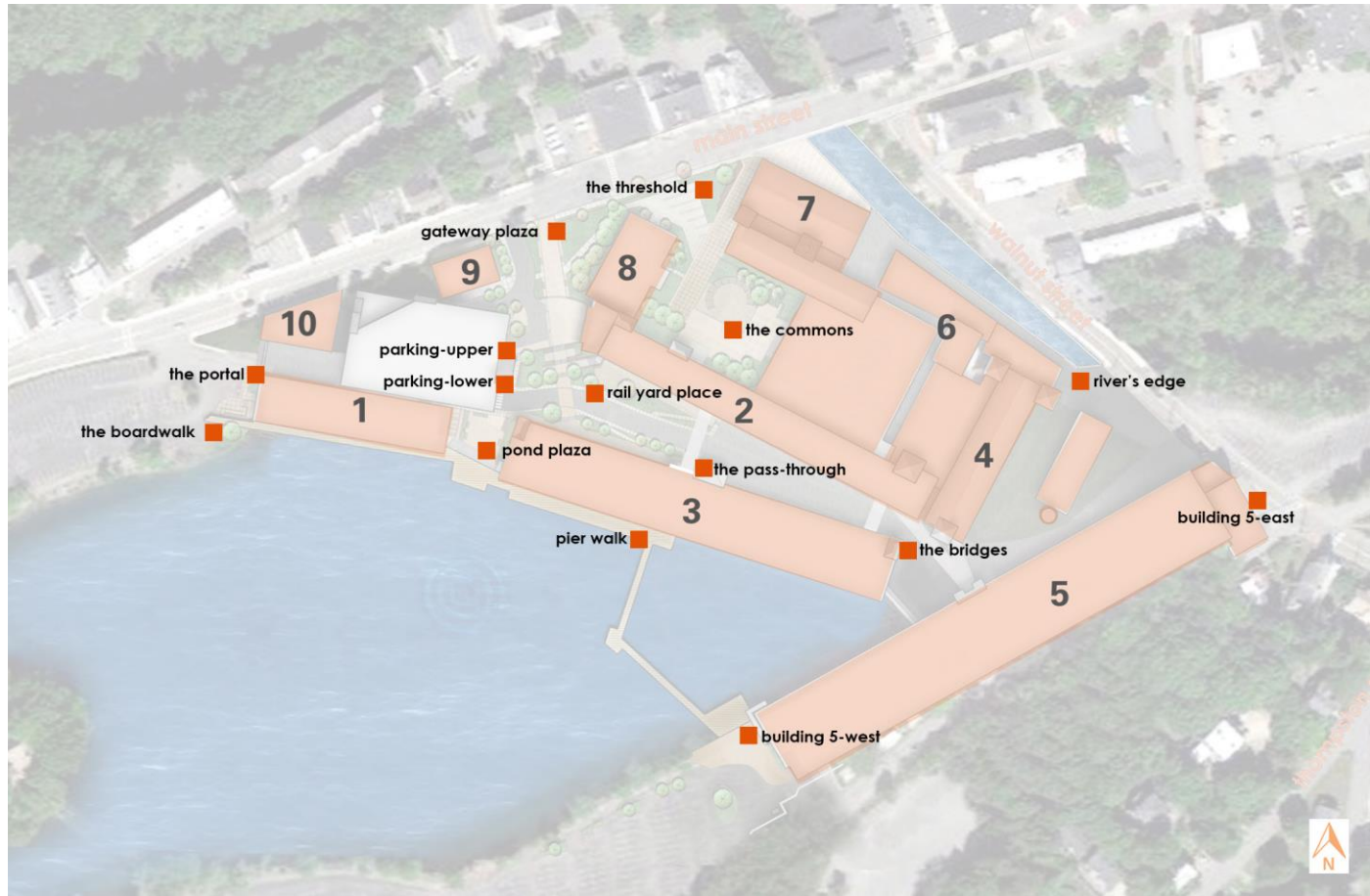


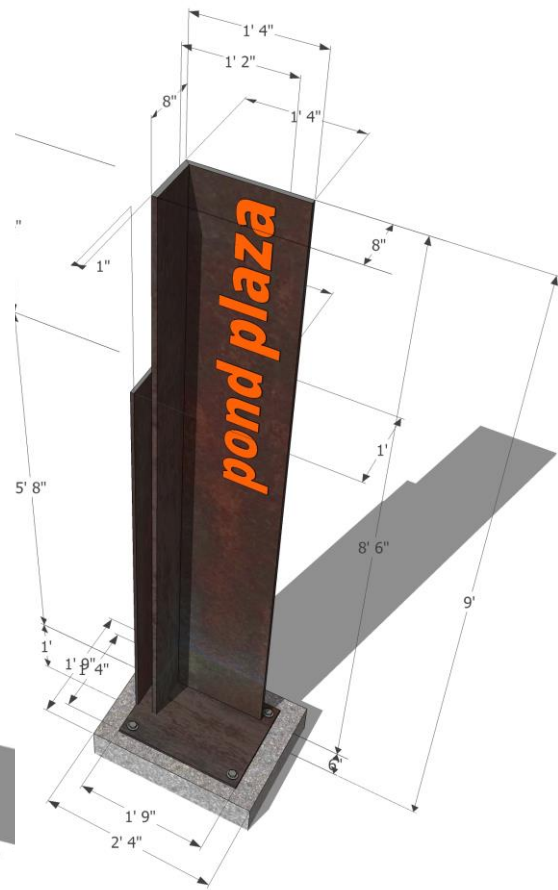
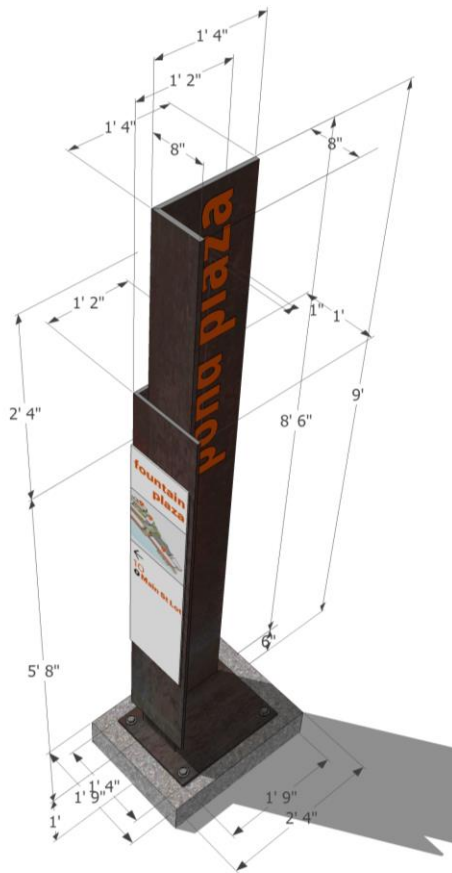
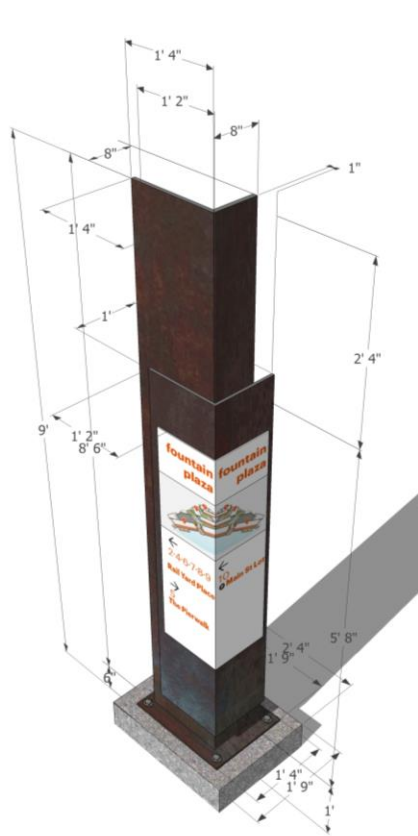
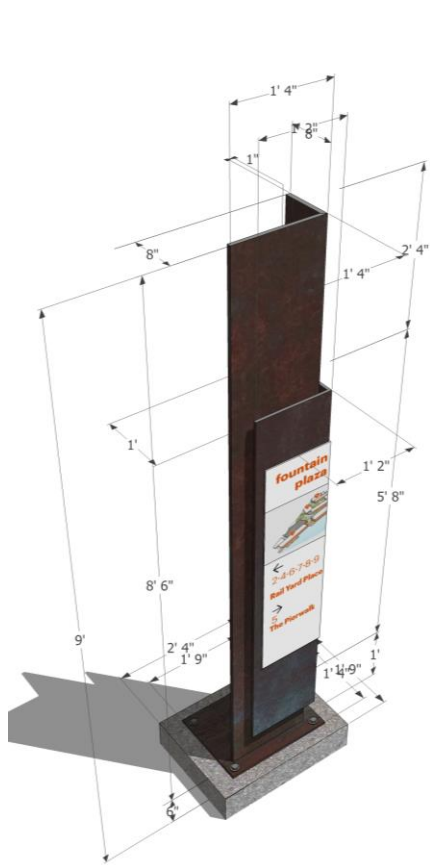
PROPOSED AERIAL VIEW

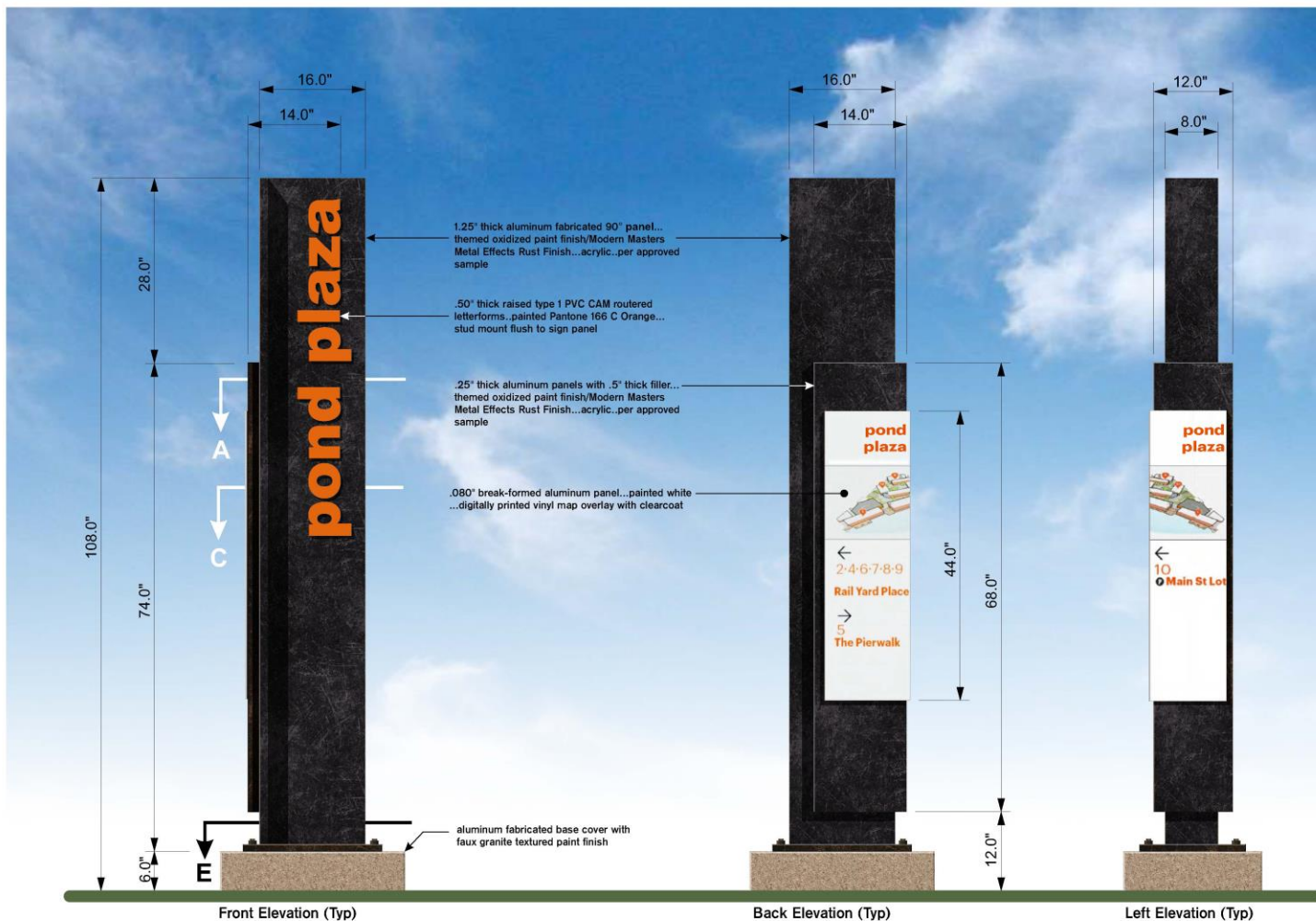


PROPOSED AERIAL VIEW

DIRECTORIES







DIRECTORIES



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fax 413.443.0034
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gisigns.com

mill&main

Sales Rep: J. Renzi
Job Name: Mill & Main
Job Location: Maynard, MA
Sheet: 1 of 5
Date: 12/30/15
Job #:
Scale: as noted
Drawn by: LH

Mill & Main
Main Street Entrance
Maynard, MA
Freestanding
Directory Signs

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DATE

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QUANTITY 15
HEIGHT 102" (8'-6")
WIDTH 18" (1'-6")
AREA 12.75 Sq Ft

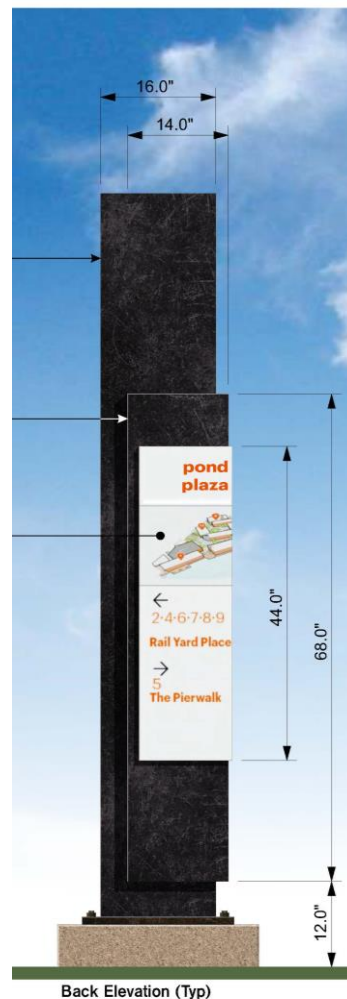
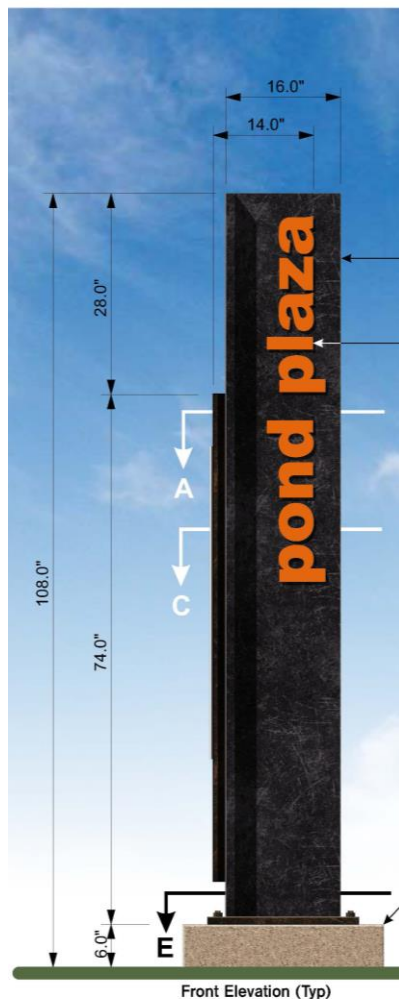
9'-0" overall height & major setbacks
 No relief needed

9.00 Sq Ft allowed, plus 1.50 Sq Ft per
 tenant or building listed.

With at least three listed on each directory the
 allowance will exceed the proposed square
 footage. Square footage will be calculated with
 building signage as overall allowance.

Zoning Quantity None Found
Zoning Height Section 6.2.10 (6)
Zoning Setback Section 6.2.10 (7)
Zoning Size Section 6.2.10 (5)
Definition Page 86

DIRECTORIES - zoning





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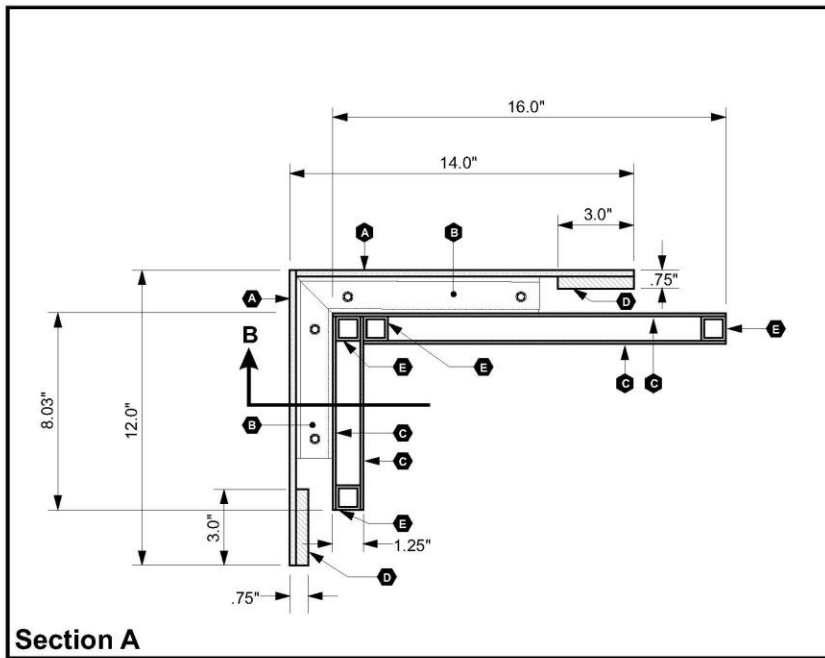
Sales Rep: J. Renzi
 Job Name: Mill & Main
 Job Location: Maynard, MA
 Sheet: 1 of 5
 Date: 12/30/15
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Mill & Main
 Main Street Entrance
 Maynard, MA
 Freestanding
 Directory Signs

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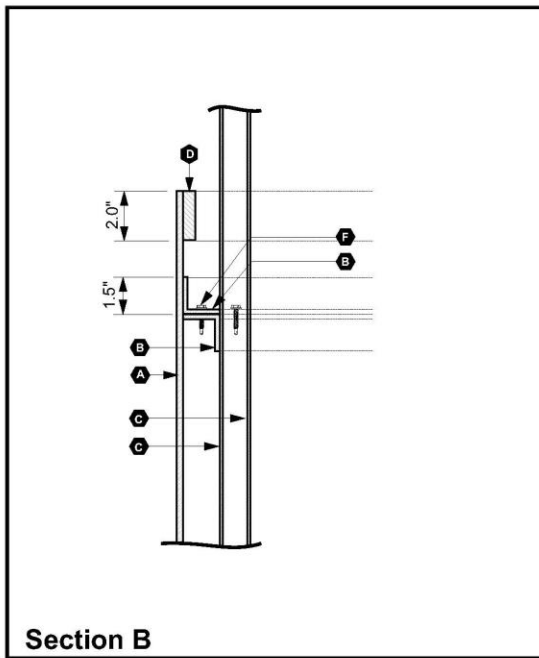
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Section A

- A** .25" thick aluminum plate...welded to aluminum angle
- B** 1.5"x 1.5" x .188" aluminum angle
- C** .125" thick aluminum plate...Lorde adhesive to alum. tube
- D** .50" thick type 1 PVC filler...Lorde adhesive to .25" alum. plt.
- E** 1" x 1" x .188" sq. aluminum tube welded frame
- F** # 10 x 1" self tapping screws



Section B

DIRECTORIES – construction details



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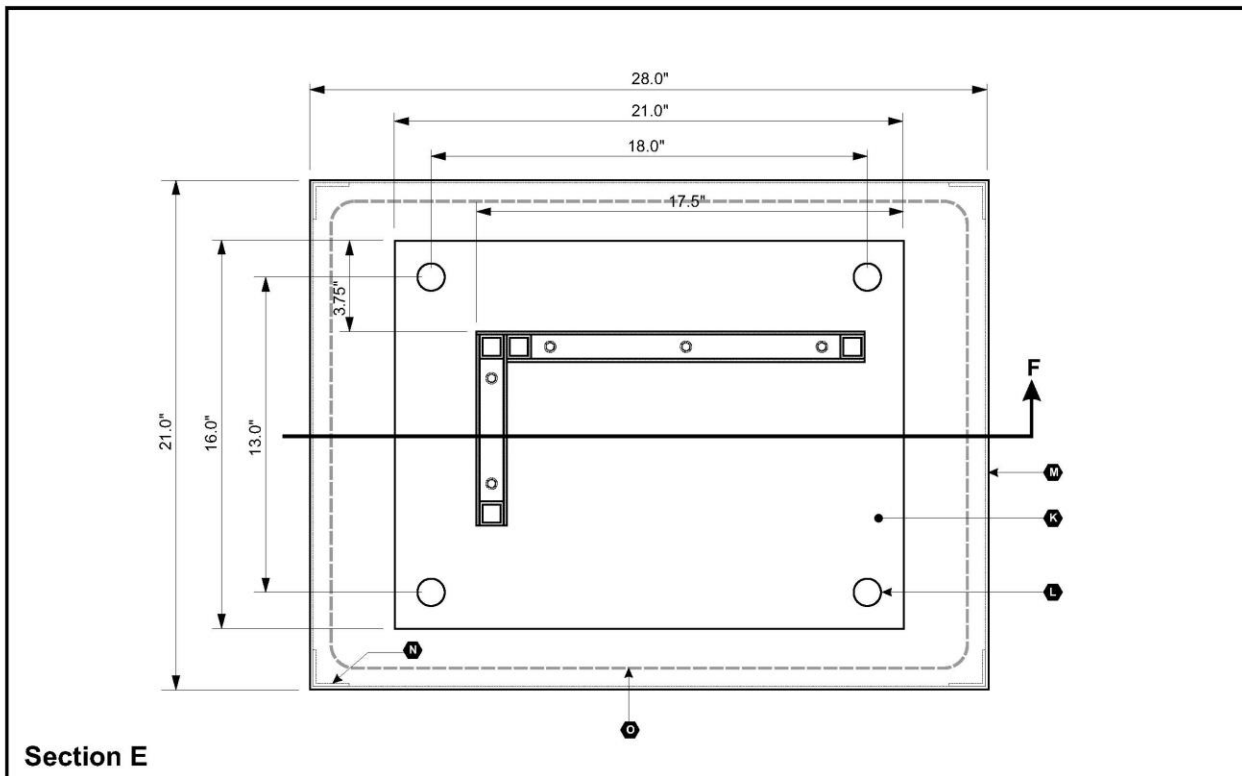
Sales Rep:	J. Renzi
Job Name:	Mill & Main
Job Location:	Maynard, MA
Sheet:	2 of 5
Date:	12/30/15
Job #:	
Scale:	as noted
Drawn by:	LH

Mill & Main
Main Street Entrance
Maynard, MA

**Freestanding
Directory Signs**

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- K** 1" thick aluminum baseplate
- L** 1.125" diameter holes for 1" anchor-bolt mounting
- M** .080" gauge aluminum fabricated base cover to encompass concrete pad
- N** 1.5" x 1.5" x .188" welded aluminum angle frame
- O** outline of concrete pad footing

DIRECTORIES – construction details



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Sales Rep: J. Renzi
Job Name: Mill & Main
Job Location: Maynard, MA
Sheet: 4 of 5

Date: 12/30/15
Job #:
Scale: as noted
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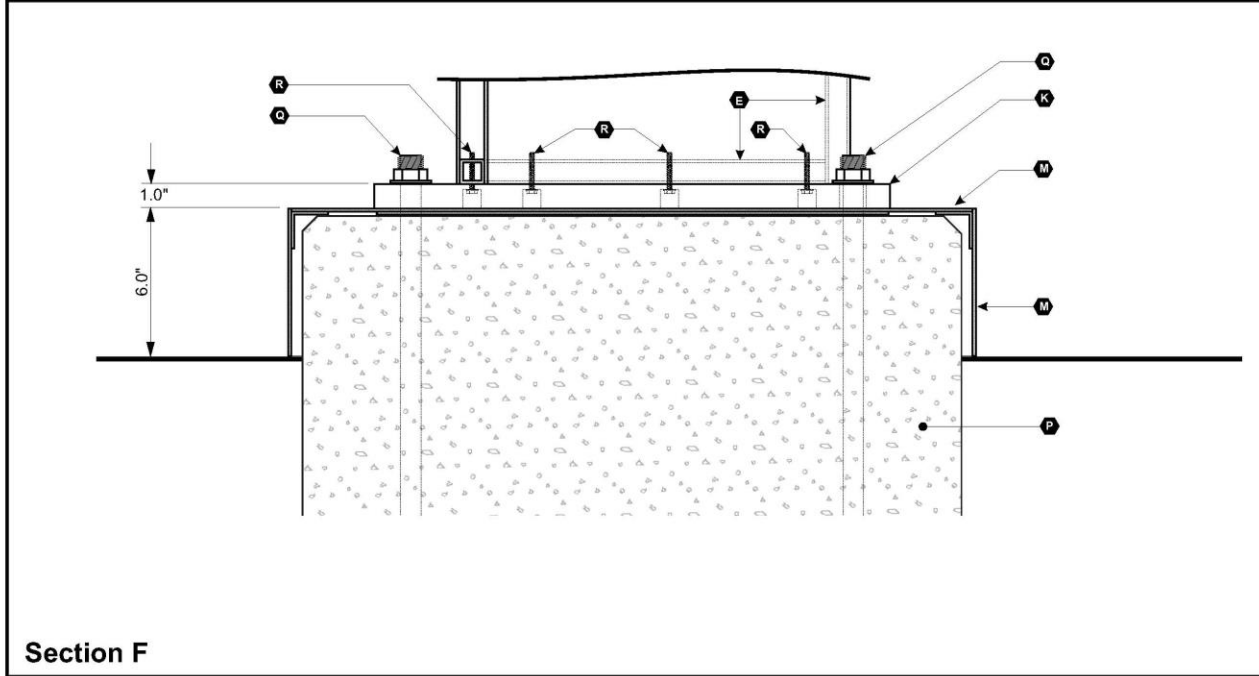
Mill & Main
Main Street Entrance
Maynard, MA
Freestanding
Directory Signs

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Section F

- E** 1" x 1" x .188" sq. aluminum tube welded frame
- K** 1" thick aluminum baseplate
- M** .080" gauge aluminum fabricated base cover to encompass concrete pad
- P** concrete footing...size...depth...TBD
- Q** 1" diameter anchor-bolts or chemically set anchors...TBD
- R** .375" machine bolts...tap into alum. tube frame from bottom of mounting plate with countersunk holes...Lorde adhesive where frame meets mounting plate

DIRECTORIES – construction details



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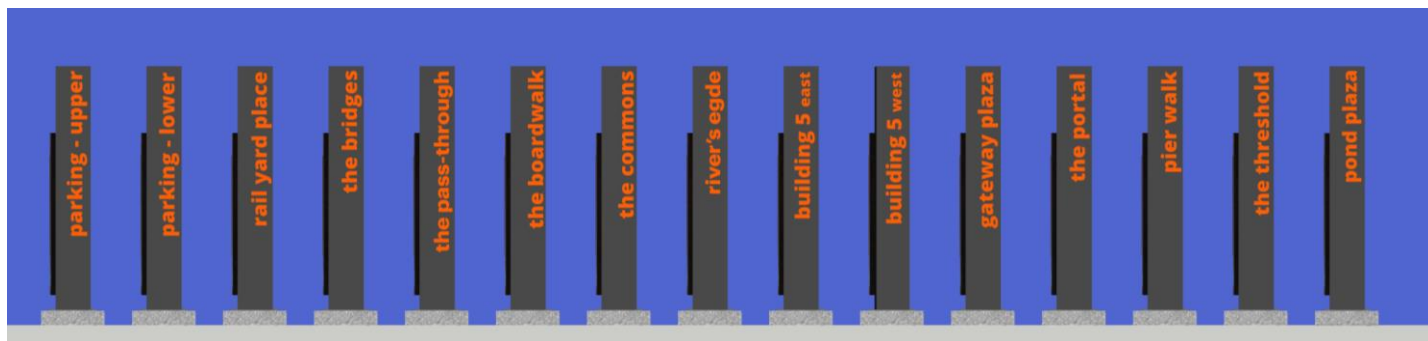
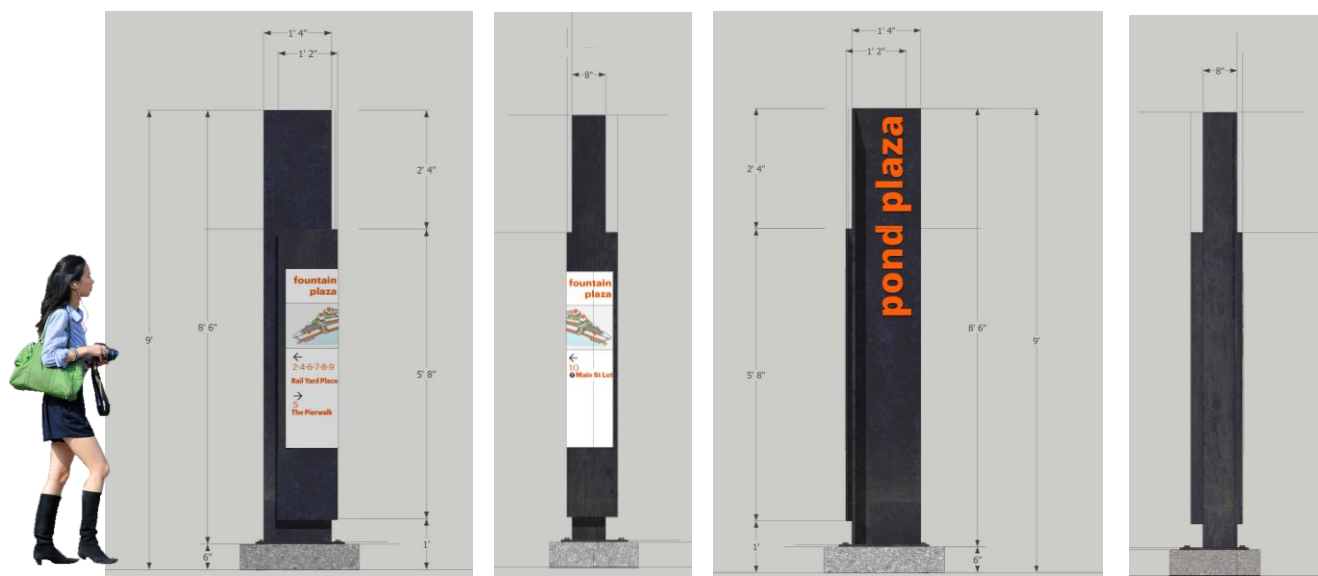
Mill & Main
Main Street Entrance
Maynard, MA
**Freestanding
Directory Signs**

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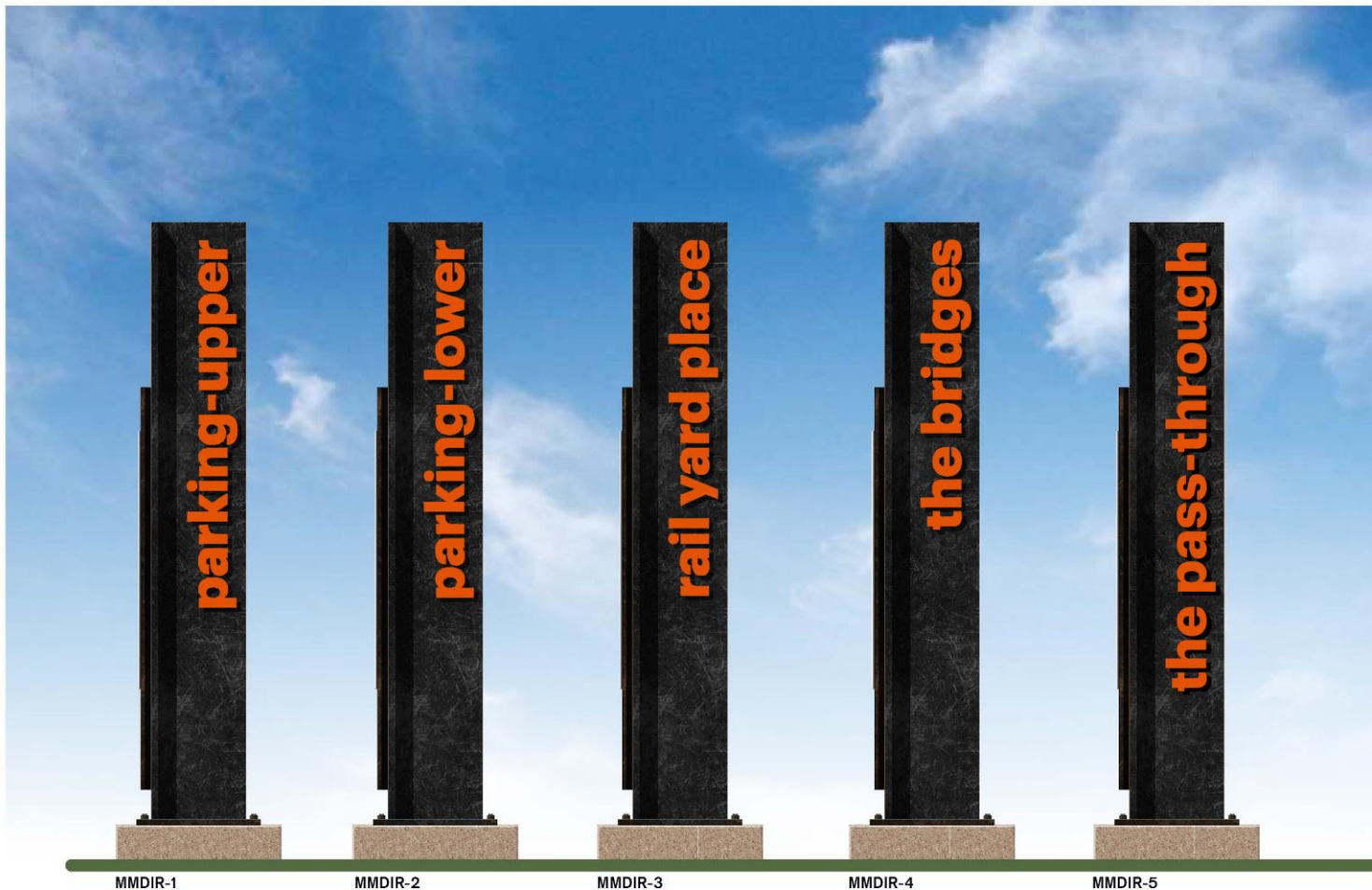
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DIRECTORIES



MMDIR-1

MMDIR-2

MMDIR-3

MMDIR-4

MMDIR-5

DIRECTORIES

Non-Illuminated Directory Signs.



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Sales Rep: J. Renzi

Job Name: Mill & Main

Job Location: Maynard, MA

Sheet: 1 of 3

Date: 12/30/15

Job #:

Scale: as noted

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Mill & Main
Main Street Entrance
Maynard, MA

Freestanding
Directory Signs
Layouts

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MMDIR-6

MMDIR-7

MMDIR-8

MMDIR-9

MMDIR-10

Non-Illuminated Directory Signs.

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Sheet: 2 of 3
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Scale: as noted
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Mill & Main
Main Street Entrance
Maynard, MA

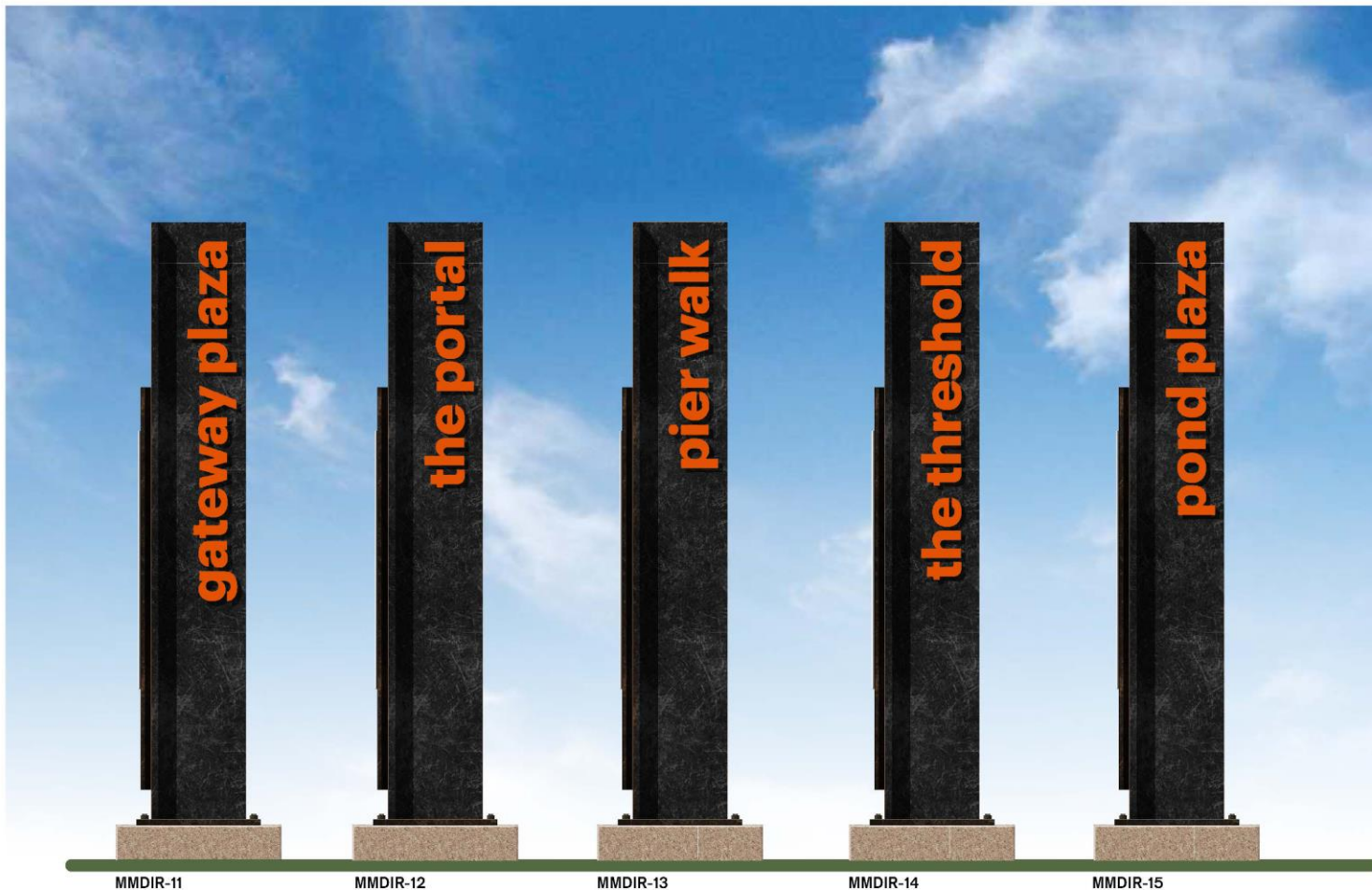
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MMDIR-11

MMDIR-12

MMDIR-13

MMDIR-14

MMDIR-15

Non-Illuminated Directory Signs.

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Sheet: 3 of 3
Date: 12/30/15
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Mill & Main
Main Street Entrance
Maynard, MA

Freestanding
Directory Signs
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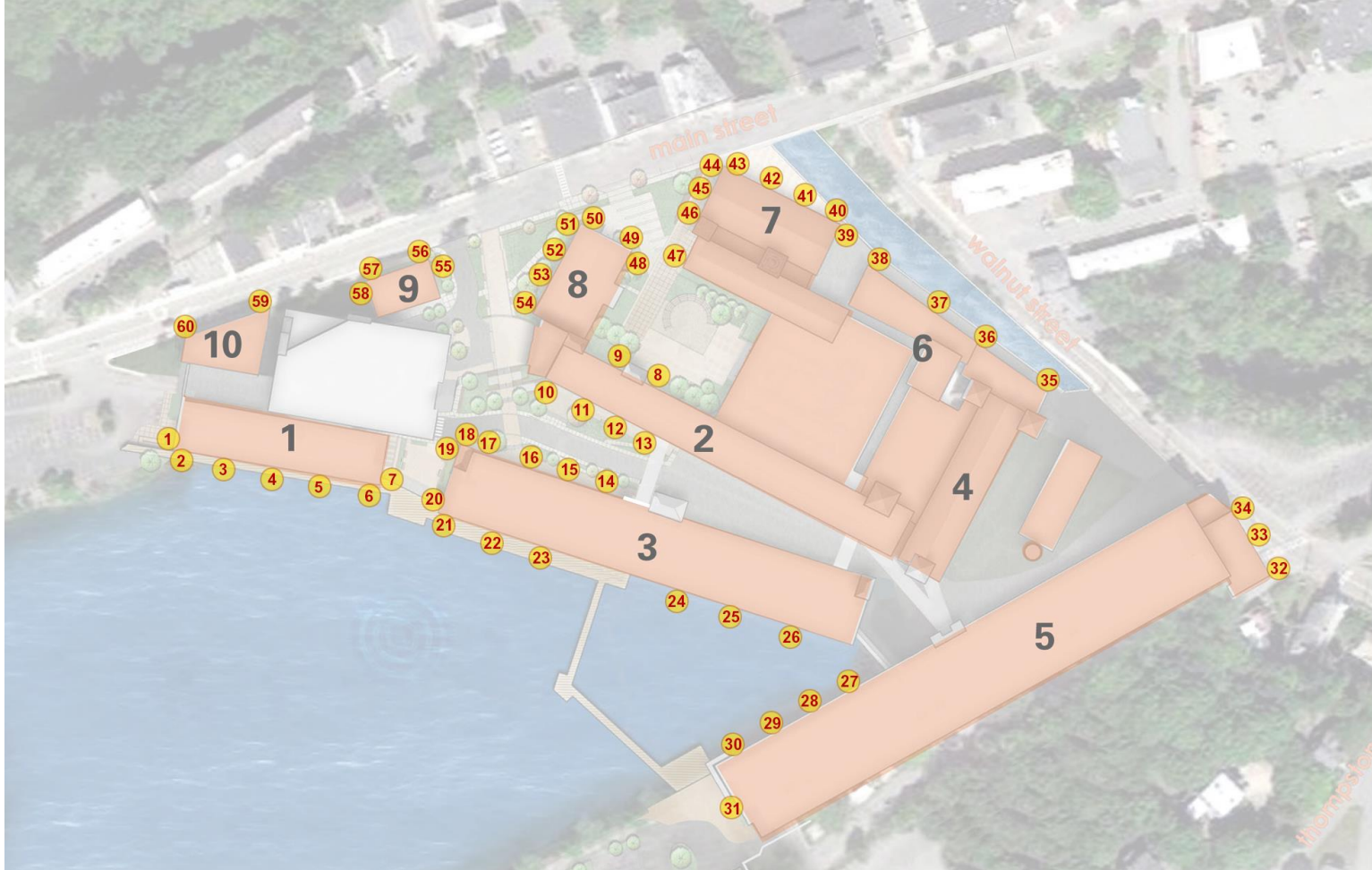
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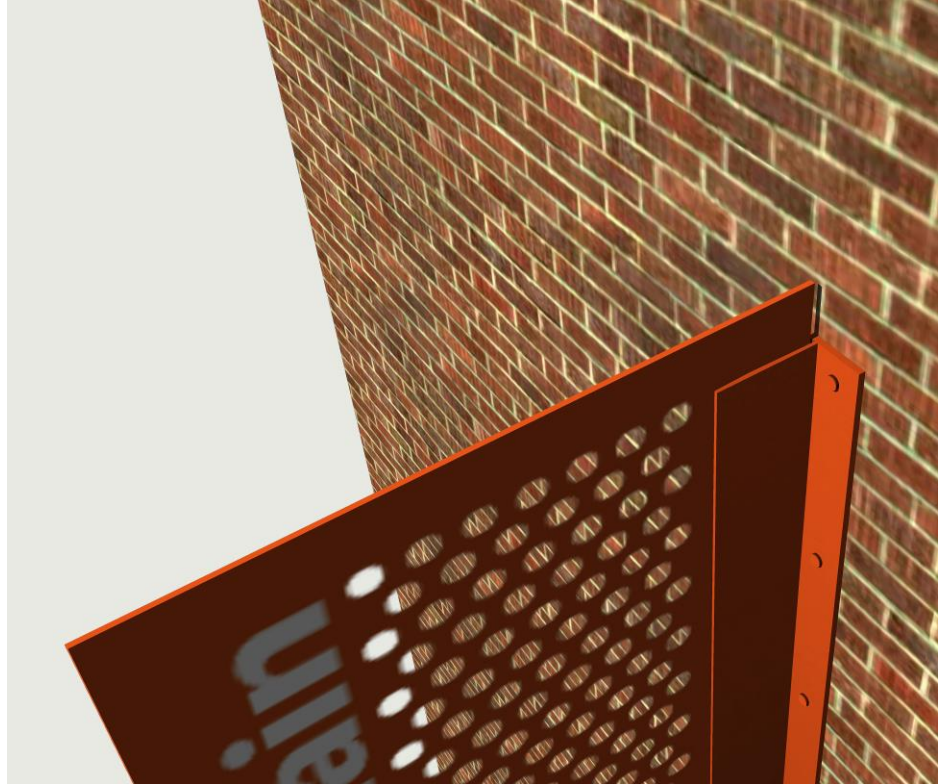
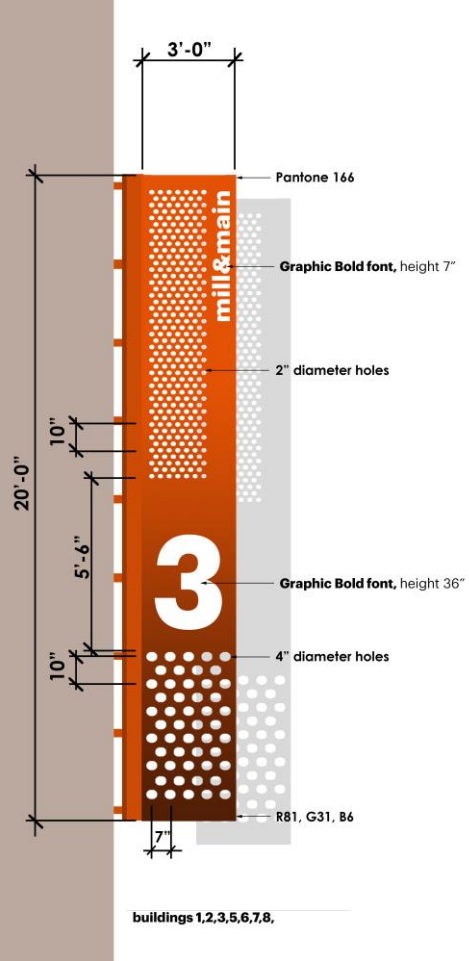
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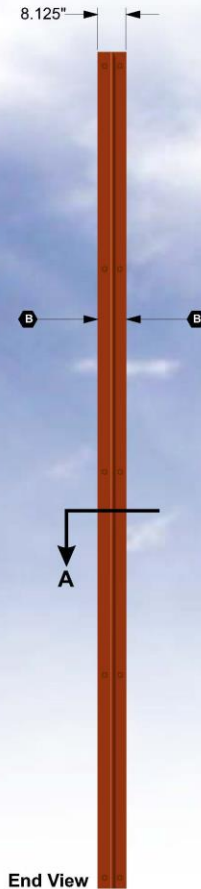
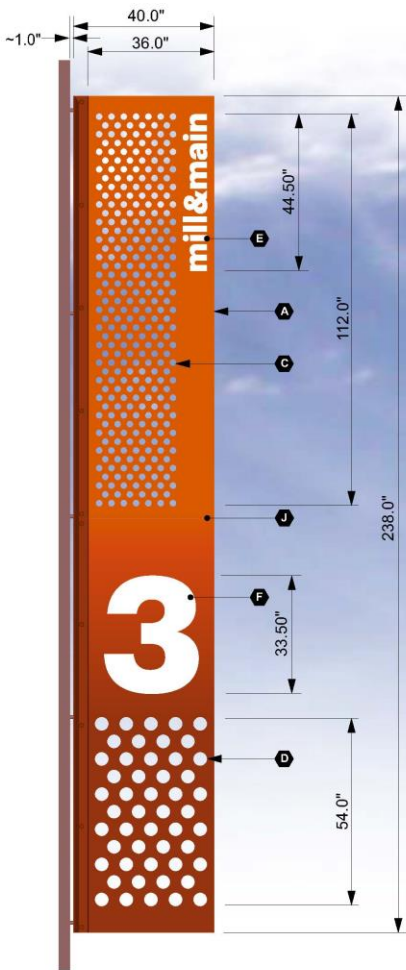
BANNERS



BANNERS



BANNERS



Opposite Side

- A** .125" thick aluminum plate...combination acrylic enamel paint finish and digitally printed vinyl overlay with fade...fade colors TBD from approved proof...matte clear topcoat
- B** 4.0"x 4.0" x .25" cont. aluminum mounting angle....painted finish...color TBD
- C** CAM cut full pass thru dot pattern....2.0" diameter holes
- D** CAM cut full pass thru dot pattern....4.0" diameter holes
- E** 7.0" tall white vinyl applied text...matte clear topcoat
- F** 33.5" tall white vinyl applied numbers...matte clear topcoat
- J** 2.0" lap joint between .125" alum. plates...chemically joined with "Lorde" adhesive



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Sales Rep: J. Renzi
Job Name: Mill & Main
Job Location: Maynard, MA
Sheet: 1 of 4

Date: 1/6/16
Job #:
Scale: as noted
Drawn by: LH

Mill & Main
Main Street Entrance
Maynard, MA

Rigid Building Banners

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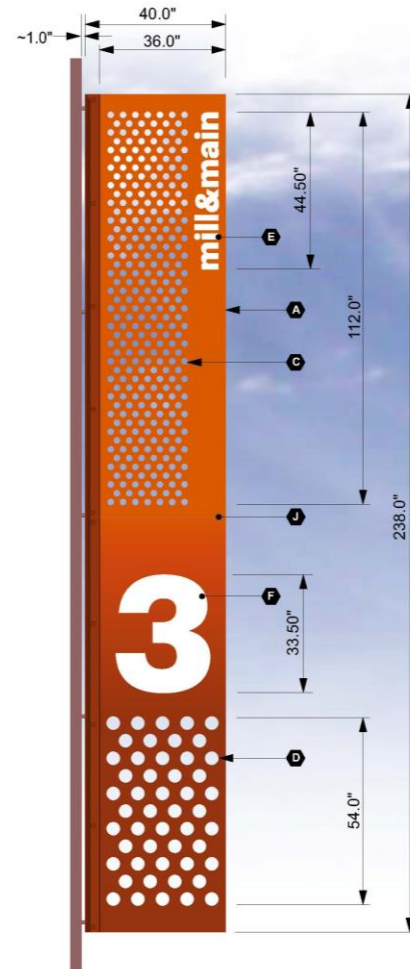
Sign Type A..

Quantity 65
 HEIGHT 238" (19'-10")
 WIDTH 36" (3'-0")
 AREA 59.50 Sq Ft
 PROJECTION 40"

Relief needed for size allowed 8.00 Sq Ft
 Relief Requested 51.50 Sq Ft

Note: Square footage will be calculated with building signage as overall allowance.

Zoning Quantity None Found
 Zoning Height Page 86 (8' Clearance Below)
 Zoning Projection 87 (Maximum 60" Projection)
 Zoning Size 6.2.10 (1) & (2) (8.00 Sq Ft Maximum Size)
 Definition Page 86 & 87





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Mill & Main
 Main Street Entrance
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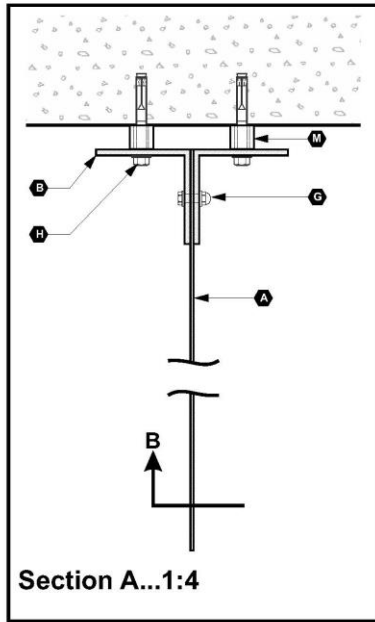
**Rigid
Building
Banners**

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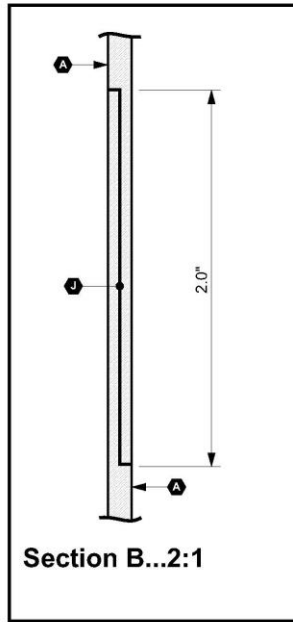
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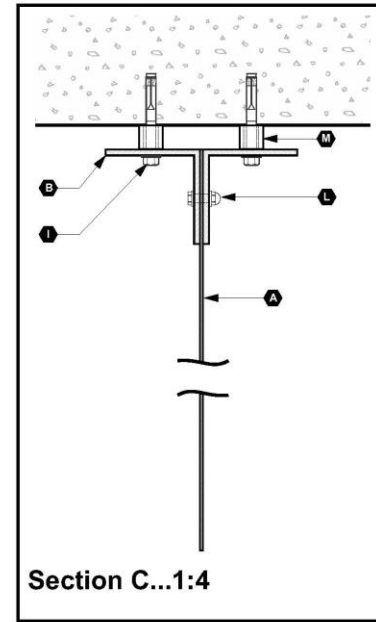
BANNERS – Sign Type A - zoning



Section A...1:4



Section B...2:1



Section C...1:4

- A** .125" thick aluminum plate...combination acrylic enamel paint finish and digitally printed vinyl overlay with fade...fade colors TBD from approved proof...matte clear topcoat
- B** 4.0"x 4.0" x .25" cont. aluminum mounting angle....painted finish...color TBD
- G** (10)...3/8" machine bolt with acorn finishing nut...paint to match angle mounting
- H** (10)...3/8" x 3" masonry expansion anchors....paint to match angle mounting
- I** (6)...3/8" x 3" masonry expansion anchors....paint to match angle mounting
- J** 2.0' lap joint between .125" alum. plates...chemically joined with "Lorde" adhesive
- L** (5)...3/8" machine bolt with acorn finishing nut...paint to match angle mounting
- M** 1" dia. heavy wall stl. conduit tube spacers...painted to match brick..
(varying custom lengths at approx 1" to accommodate unevenness of brick walls)

BANNERS – construction details



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Main Street Entrance
Maynard, MA

**Rigid
Building
Banners**

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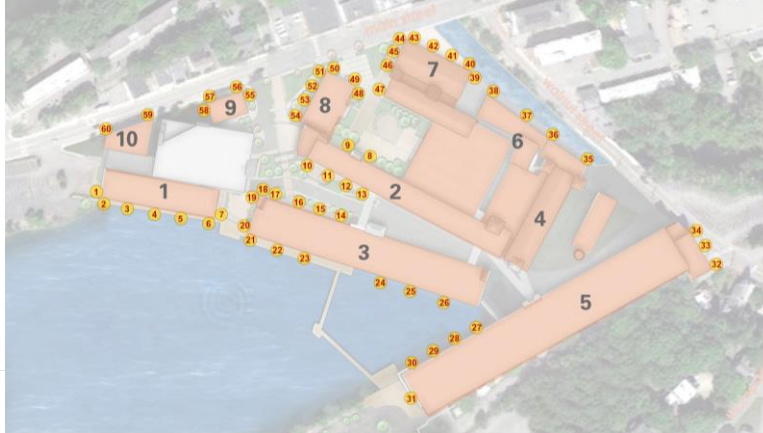
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Building #	Sign Size	Sign Type	Quantity
1	20' H x 3' W	A	7
2	20' H x 3' W	A	6
3	20' H x 3' W	A	13
4	20' H x 3' W	A	0
5	20' H x 3' W	A	8
6	20' H x 3' W	A	4
7	20' H x 3' W	A	9
8	20' H x 3' W	A	7
9	10' H x 3' W	B	4
10	10' H x 3' W	B	2

60 TOTAL



BANNERS



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**Rigid
Building
Banners**

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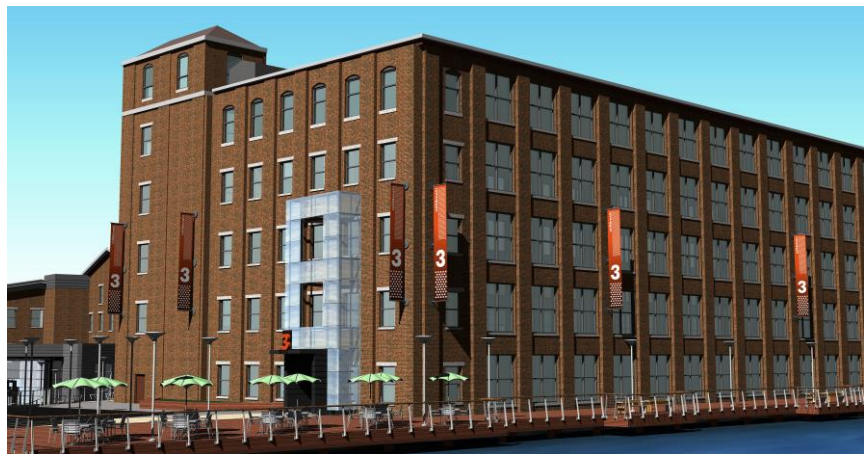
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BANNERS



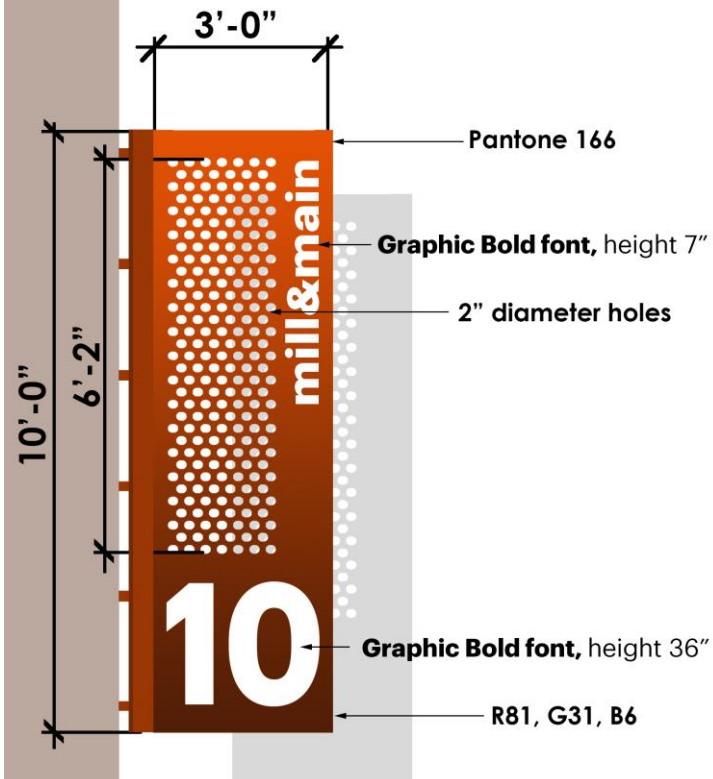
BANNERS



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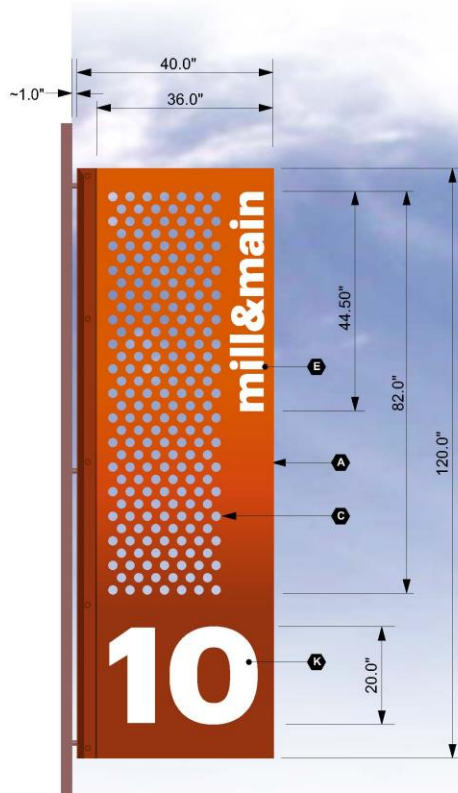
BANNERS



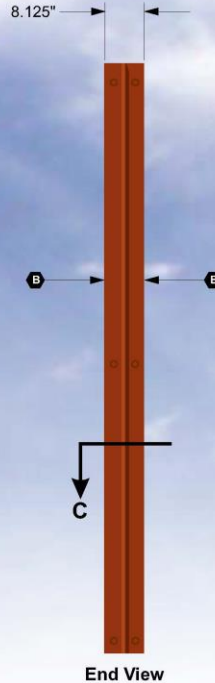
buildings 9 and 10

BANNERS





Sign Type B...Scale 5/8"=1'-0'



End View



Opposite Side

- A** .125" thick aluminum plate...combination acrylic enamel paint finish and digitally printed vinyl overlay with fade...fade colors TBD from approved proof...matte clear topcoat
- B** 4.0"x 4.0" x .25" cont. aluminum mounting angle...painted finish...color TBD
- C** CAM cut full pass thru dot pattern....2.0" diameter holes
- E** 7.0" tall white vinyl applied text...matte clear topcoat
- K** 20.0" tall white vinyl applied numbers...matte clear topcoat



graphic impact signs

800.458.2376
fax 413.443.0034
575 dutton ave. pittsfield, ma 01201
gisigns.com

mill&main

Sales Rep: J. Renzl
Job Name: Mill & Main
Job Location: Maynard, MA
Sheet: 2 of 4

Date: 1/6/16
Job #:
Scale: as noted
Drawn by: LH

Mill & Main
Main Street Entrance
Maynard, MA

Rigid Building Banners

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CLIENT SIGNATURE: _____
DATE: _____

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Quantity 6
 HEIGHT 120" (10'-0")
 WIDTH 36" (3'-0")
 AREA 30.00 Sq Ft
 PROJECTION 40"

Relief needed for size allowed 8.00 Sq Ft
 Relief Requested 22.00 Sq Ft

Note: Square footage will be calculated with building signage as overall allowance.

Zoning Quantity None Found
 Zoning Height Page 86 (8' Clearance Below)
 Zoning Projection 87 (Maximum 60" Projection)
 Zoning Size 6.2.10 (1) & (2) (8.00 Sq Ft Maximum Size)
 Definition Page 86 & 87



Sign Type B...Scale 5/8"=1'-0'

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mill&main

Sales Rep: J. Renzl
 Job Name: Mill & Main
 Job Location: Maynard, MA
 Sheet: 2 of 4

Date: 1/6/16
 Job #:
 Scale: as noted
 Drawn by: LH

Mill & Main
 Main Street Entrance
 Maynard, MA

**Rigid
Building
Banners**

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20'-10" BUILDING 1



22'-6" BUILDING 2



30'-0" BUILDING 3

BANNERS – existing heights



33'-4" BUILDING 4



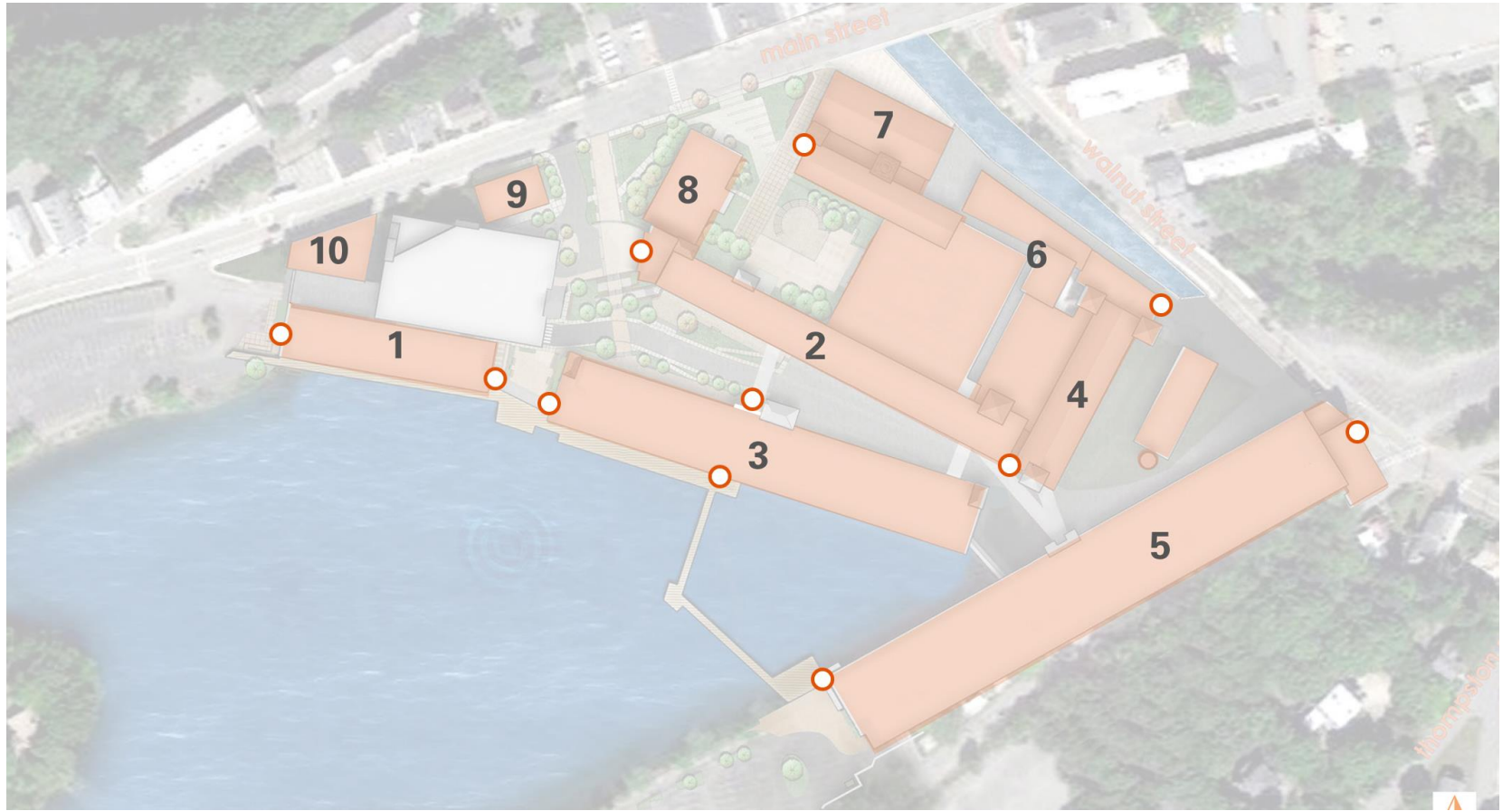
30'-0" BUILDING 5



10'-0" BUILDING 9 (146 Main Street)

BANNERS – existing heights

BUILDING NUMBERS

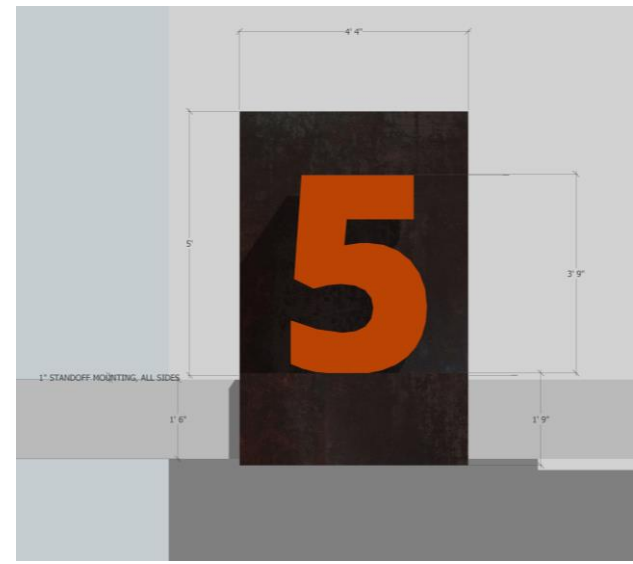
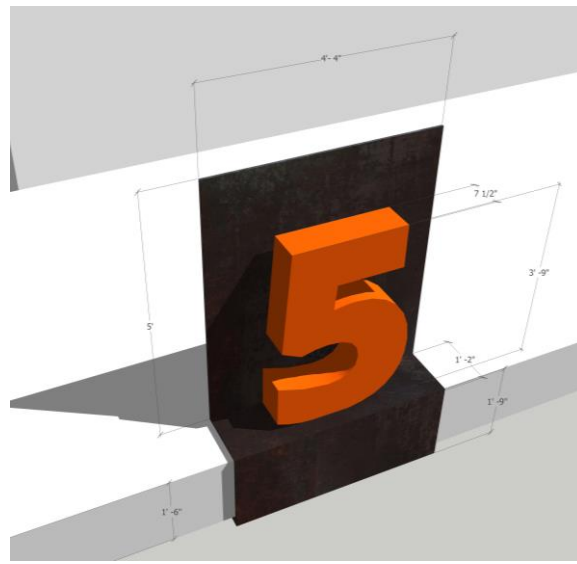
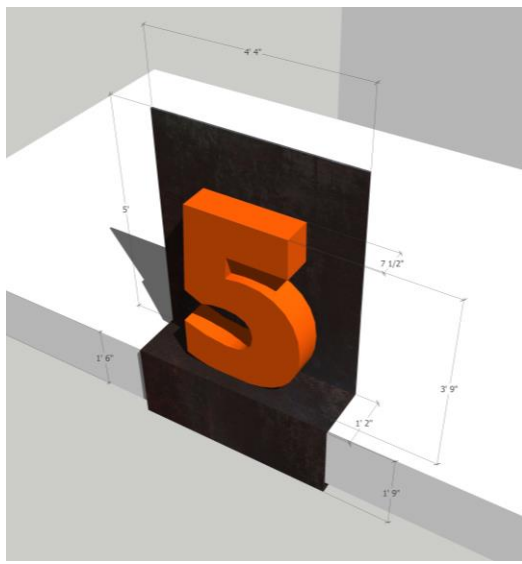


BUILDING NUMBERS – site plan

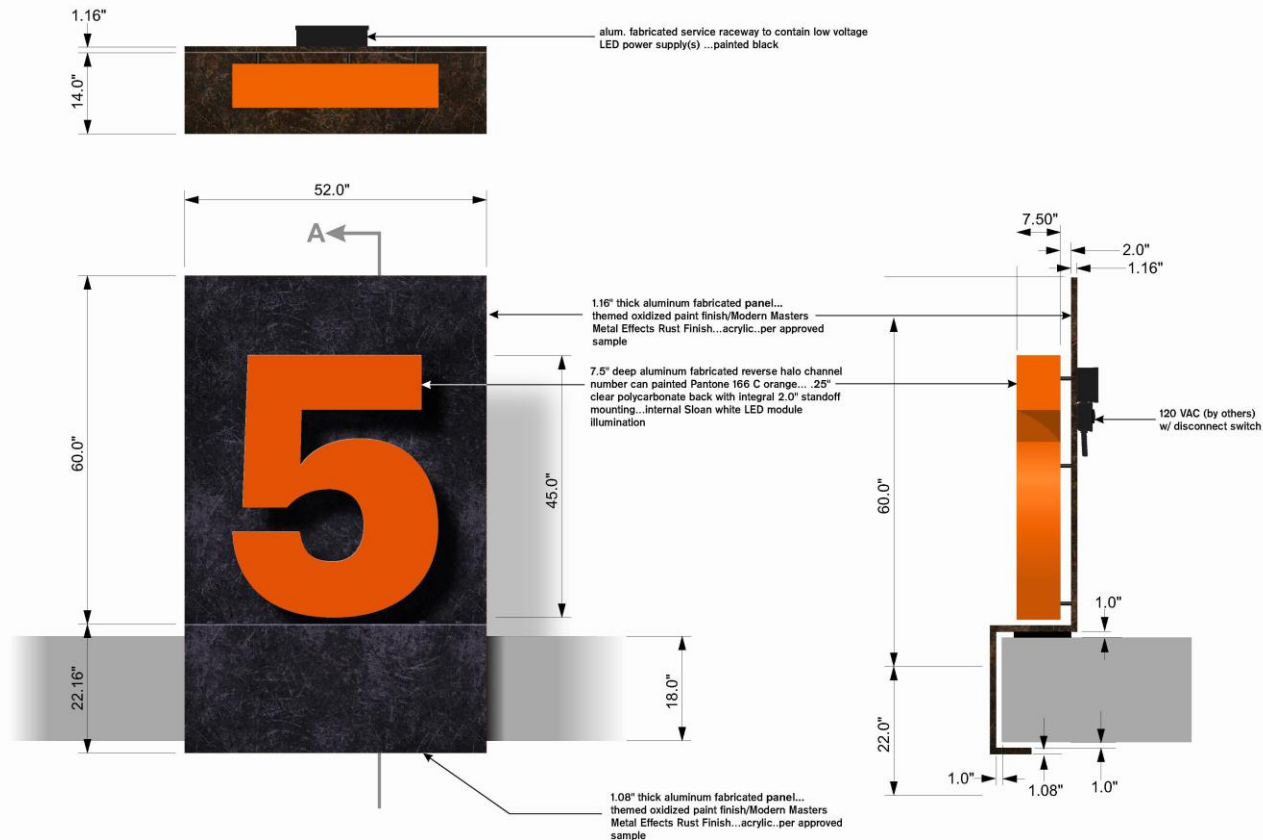


BUILDING NUMBERS





BUILDING NUMBERS



BUILDING NUMBERS – construction details



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Sales Rep: J. Renzi
Job Name: Mill & Main
Job Location: Maynard, MA
Sheet: 1 of 2
Date: 1/7/16
Job #: as noted
Drawn by: LH

Mill & Main
Main Street Entrance
Maynard, MA

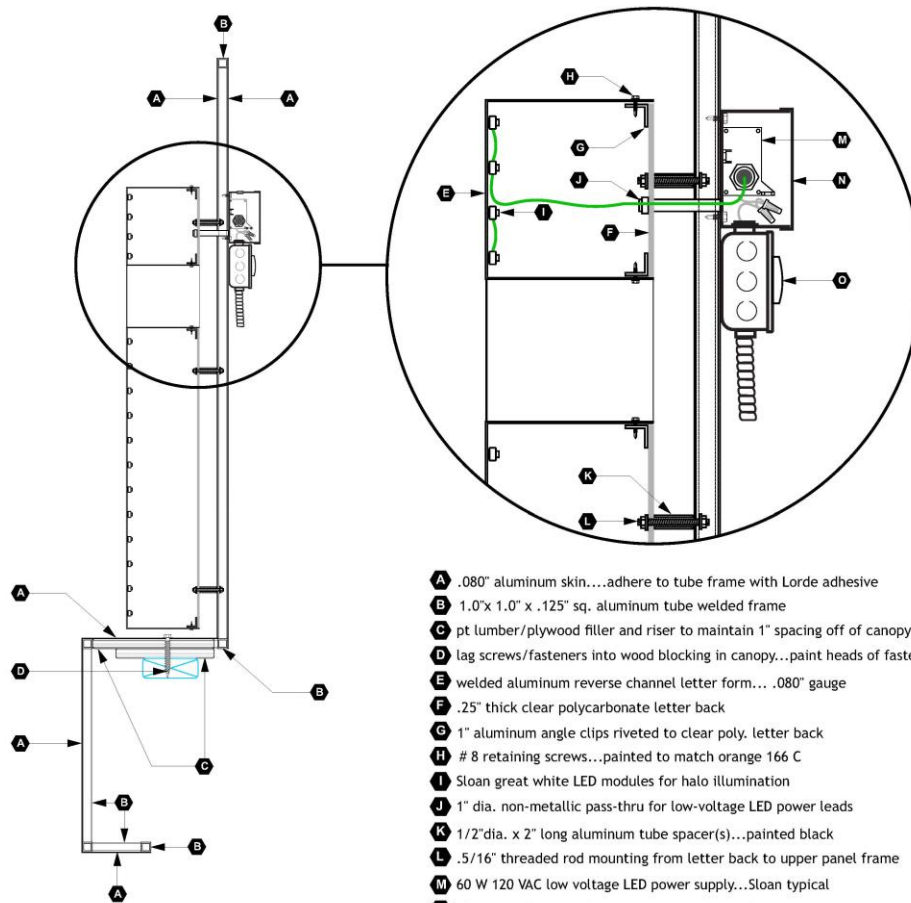
**Canopy
Building
Numbers**

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- A** .080" aluminum skin....adhere to tube frame with Lorde adhesive
- B** 1.0"x 1.0" x .125" sq. aluminum tube welded frame
- C** pt lumber/plywood filler and riser to maintain 1" spacing off of canopy
- D** lag screws/fasteners into wood blocking in canopy...paint heads of fasteners black
- E** welded aluminum reverse channel letter form.... .080" gauge
- F** .25" thick clear polycarbonate letter back
- G** 1" aluminum angle clips riveted to clear poly. letter back
- H** # 8 retaining screws...painted to match orange 166 C
- I** Sloan great white LED modules for halo illumination
- J** 1" dia. non-metallic pass-thru for low-voltage LED power leads
- K** 1/2"dia. x 2" long aluminum tube spacer(s)...painted black
- L** .5/16" threaded rod mounting from letter back to upper panel frame
- M** 60 W 120 VAC low voltage LED power supply...Sloan typical
- N** aluminum fabricated weather-tite enclosure for LED power supply/wiring...painted black
- O** 120 VAC service at 15 A...with disconnect switch...by others

BUILDING NUMBERS – construction details



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mill&main

Sales Rep: J. Renzi
Job Name: Mill & Main
Job Location: Maynard, MA
Sheet: 2 of 2
Date: 1/7/16
Job #:
Scale: as noted
Drawn by: LH

Mill & Main
Main Street Entrance
Maynard, MA

**Canopy
Building
Numbers**

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BUILDING NUMBERS



BUILDING NUMBERS



7.5" deep aluminum fabricated reverse channel number can painted Pantone 166 C orange... flush mount to building with .25" alum. studs and silastic adhesive

2.0 deep aluminum fabricated reverse channel letter cans painted Pantone 166 C orange... flush mount to building with .25" alum. studs and silastic adhesive

Building Numbers Type C...Non-Illuminated

BUILDING NUMBERS

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mill&main

Sales Rep: J. Renzi
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Job Location: Maynard, MA
Sheet: 3 of 5

Date: 1/7/16
Job #:
Scale: as noted
Drawn by: LH

Mill & Main
Main Street Entrance
Maynard, MA

**Non-Illum.
Building
Numbers**

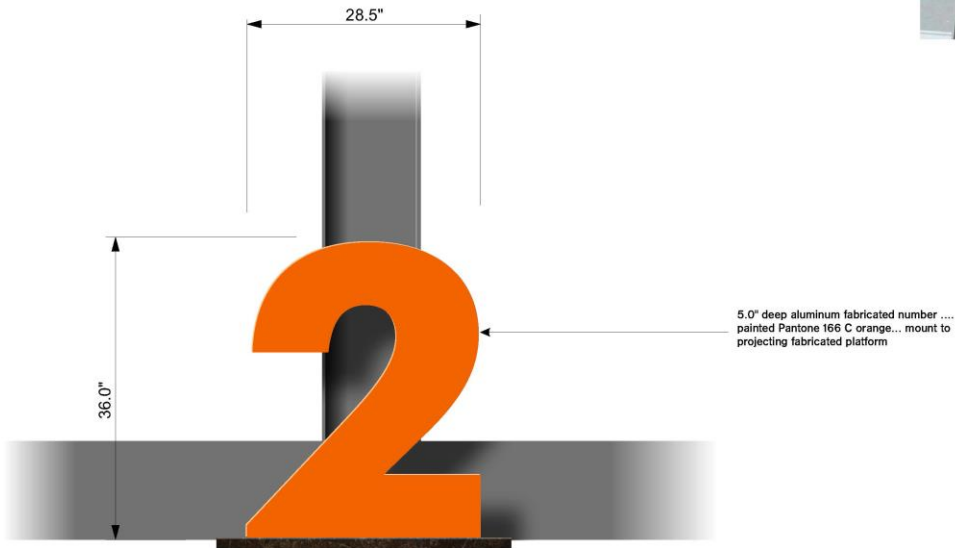
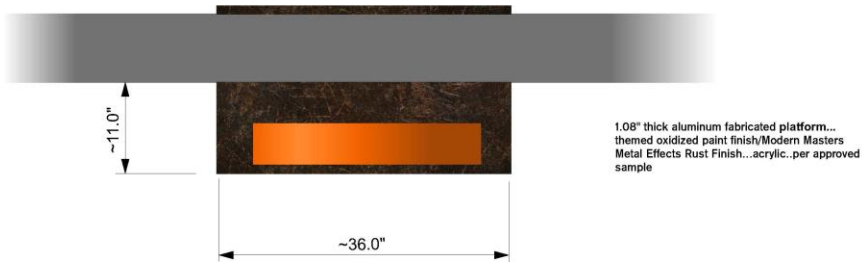
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BUILDING NUMBERS



Building Numbers Type B...Non-Illuminated

BUILDING NUMBERS



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Sales Rep: J. Renzi
Job Name: Mill & Main
Job Location: Maynard, MA
Sheet: 4 of 5

Date: 1/7/16
Job #:
Scale: as noted
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Mill & Main
Main Street Entrance
Maynard, MA

**Non-Illum.
Building
Numbers**

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Sign A

QUANTITY 3
HEIGHT 36"
WIDTH 32"
AREA 8.00 Sq Ft

No relief needed

Sign A

QUANTITY 6
HEIGHT 45"
WIDTH 36"
AREA 11.25 Sq Ft

No relief needed

Sign B

QUANTITY 1
HEIGHT 36"
WIDTH 28.5"
AREA 7.25 Sq Ft

No relief needed

Sign C

QUANTITY 1
HEIGHT 78" (6'-5")
WIDTH 47" (3'-11")
AREA 25.50 Sq Ft

No relief needed

Note: Square footage will be calculated with building signage as overall allowance

Zoning Quantity None Found
Zoning Height Section 6.2.3 (1)
Zoning Size Page 86, 87 & Section 6.10.2 (1), (2), (3) & (4)
Zoning Illumination Section 6.2.8 (1), (2), (3) & (4)
Definition Page 88

Building #	Sign Size	Sign Type	Quantity
1	45" H x 21.5" W	A	2
2	36" H x 28.5" W	B	1
3	45" H x 36" W	A	3
4	36" H x 32" W	A	1
5	45" H x 35" W	A	1
5 east	78" H x 47" W	C	1
6	36" H x 30" W	A	1
7	36" H x 27" W	A	1
8	X	X	0
9	X	X	0
10	X	X	0

BUILDING NUMBERS - zoning



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mill&main

Sales Rep: J. Renzi
Job Name: Mill & Main
Job Location: Maynard, MA
Sheet: 5 of 5
Date: 1/7/16
Job #:
Scale: as noted
Drawn by: LH

Mill & Main
Main Street Entrance
Maynard, MA

**Building
Number
Schedule**

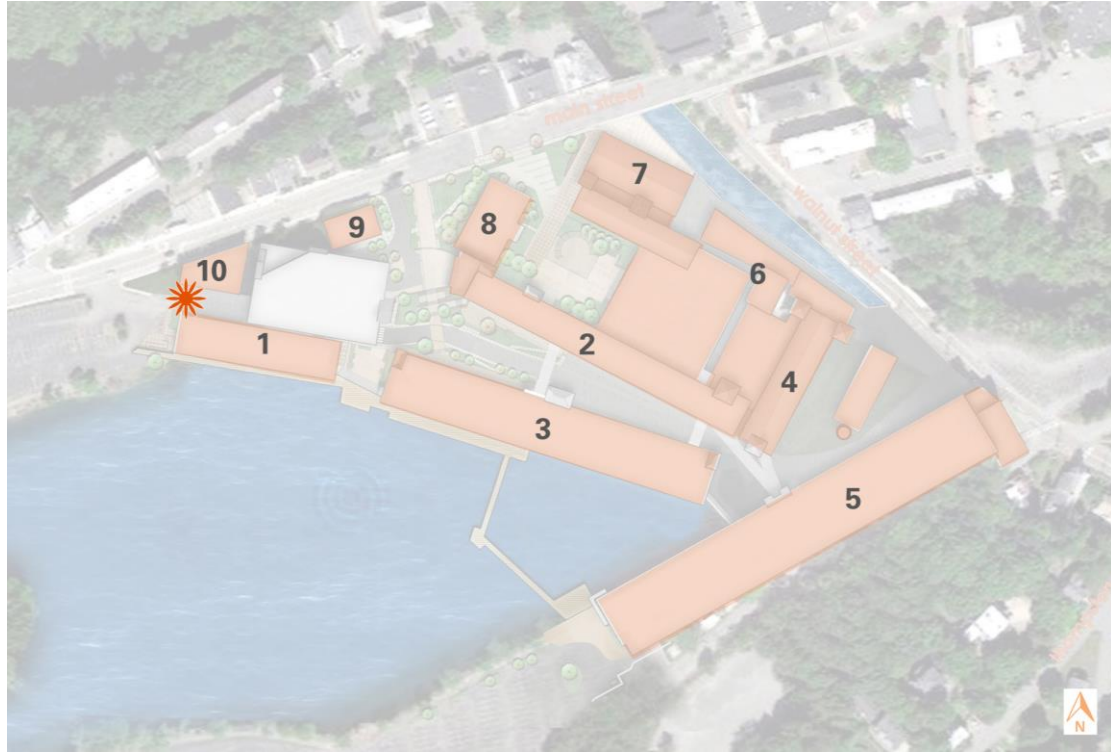
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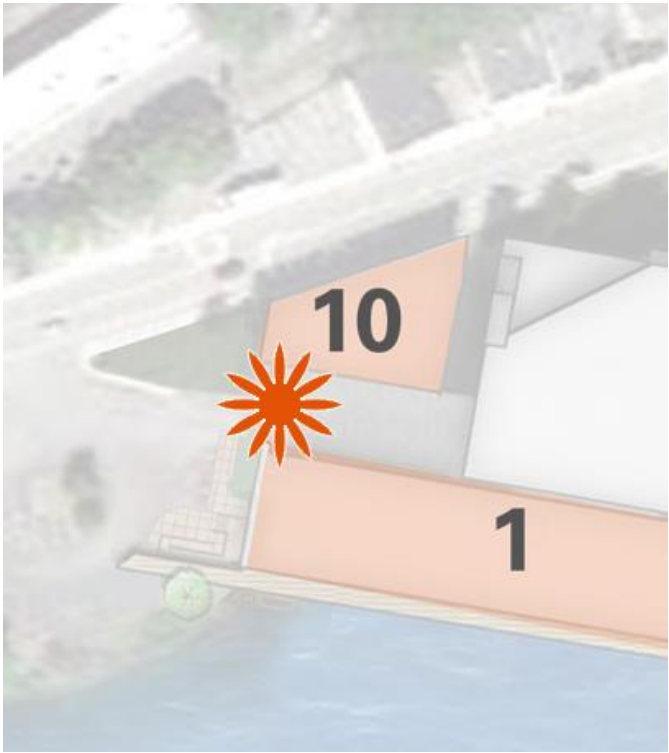
DATE

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THE PORTAL



THE PORTAL – site plan



site plan detail



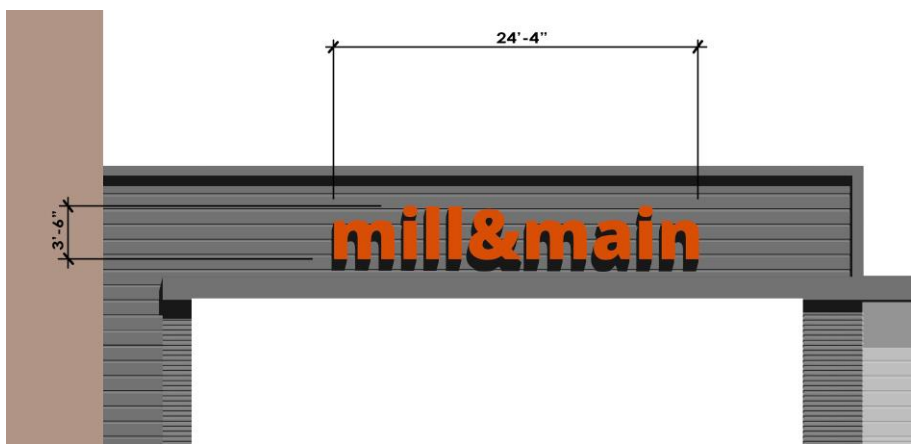
THE PORTAL – BEFORE the reduction of the “mill&main” sign from 31’-8” x 4’-8” to 24’-4” x 3’-6” and the height reduction of the Main Street Entry sign from 22’-4” to 19’-0.”



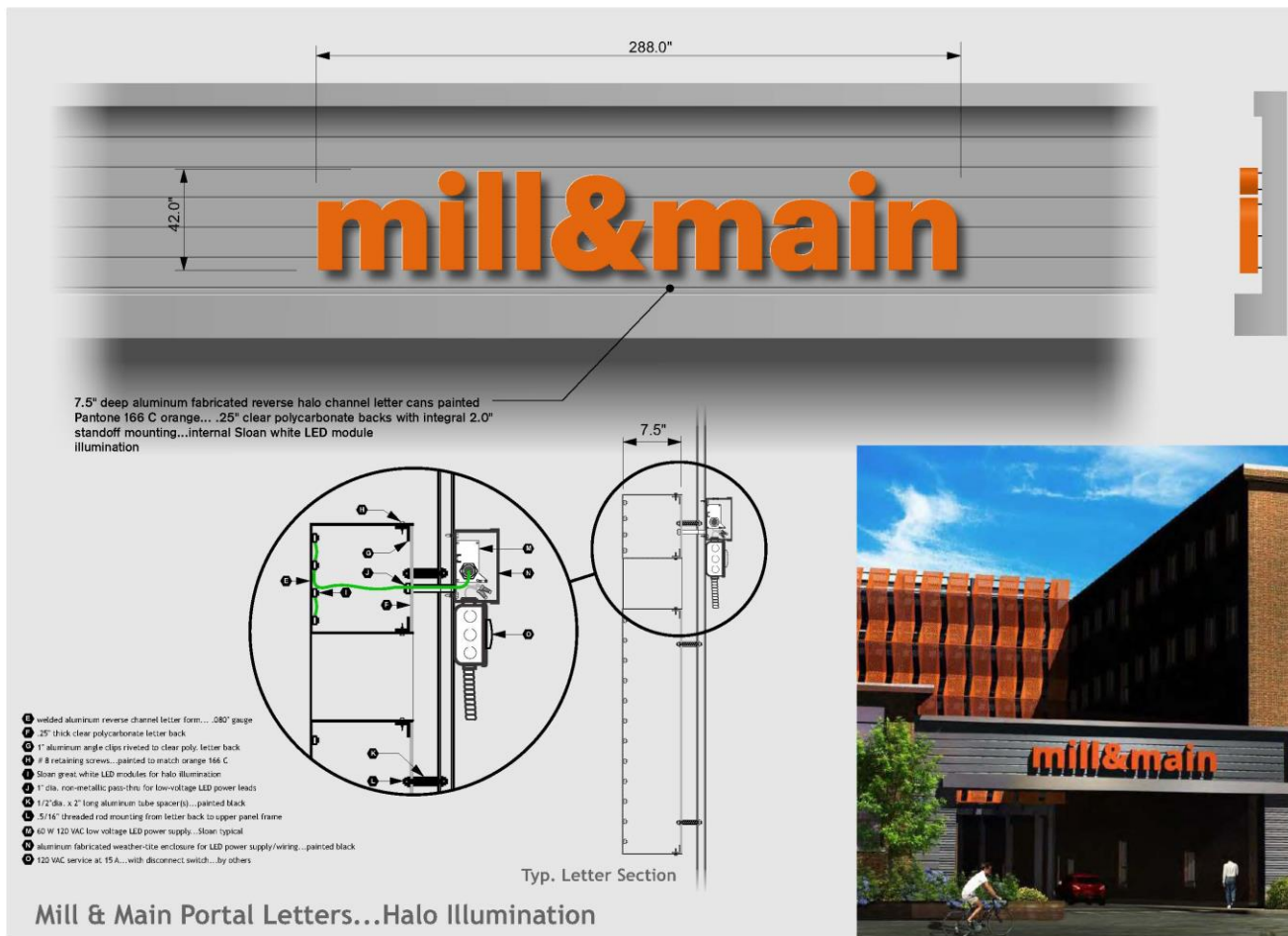
THE PORTAL – AFTER the reduction of the “mill&main” sign from 31’-8” x 4’-8” to 24’-4” x 3’-6” and the height reduction of the Main Street Entry sign from 22’-4” to 19’-0.”



THE PORTAL



THE PORTAL




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mill&main

Sales Rep: J. Renzi
Job Name: Mill & Main
Job Location: Maynard, MA
Sheet: 1 of 1
Date: 1/11/16
Job #:
Scale: as noted
Drawn by: LH

Mill & Main
Main Street Entrance
Maynard, MA
The Portal
Rev 1/20/16

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QUANTITY 1
HEIGHT 42" (3'-6")
WIDTH 288" (24'-0")
AREA 84 Sq Ft

Note: Square footage will be calculated with building signage as overall allowance

Zoning Quantity None Found
Zoning Height Section 6.2.3 (1)
Zoning Size Page 86, 87 & Section 6.10.2 (1), (2), (3) & (4)
Zoning Illumination Section 6.2.8 (1), (2), (3) & (4)
Definition Page 88



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mill&main

Sales Rep: J. Renzi
 Job Name: Mill & Main
 Job Location: Maynard, MA
 Sheet: 1 of 1

Date: 1/11/16
 Job #:
 Scale: as noted
 Drawn by: LH

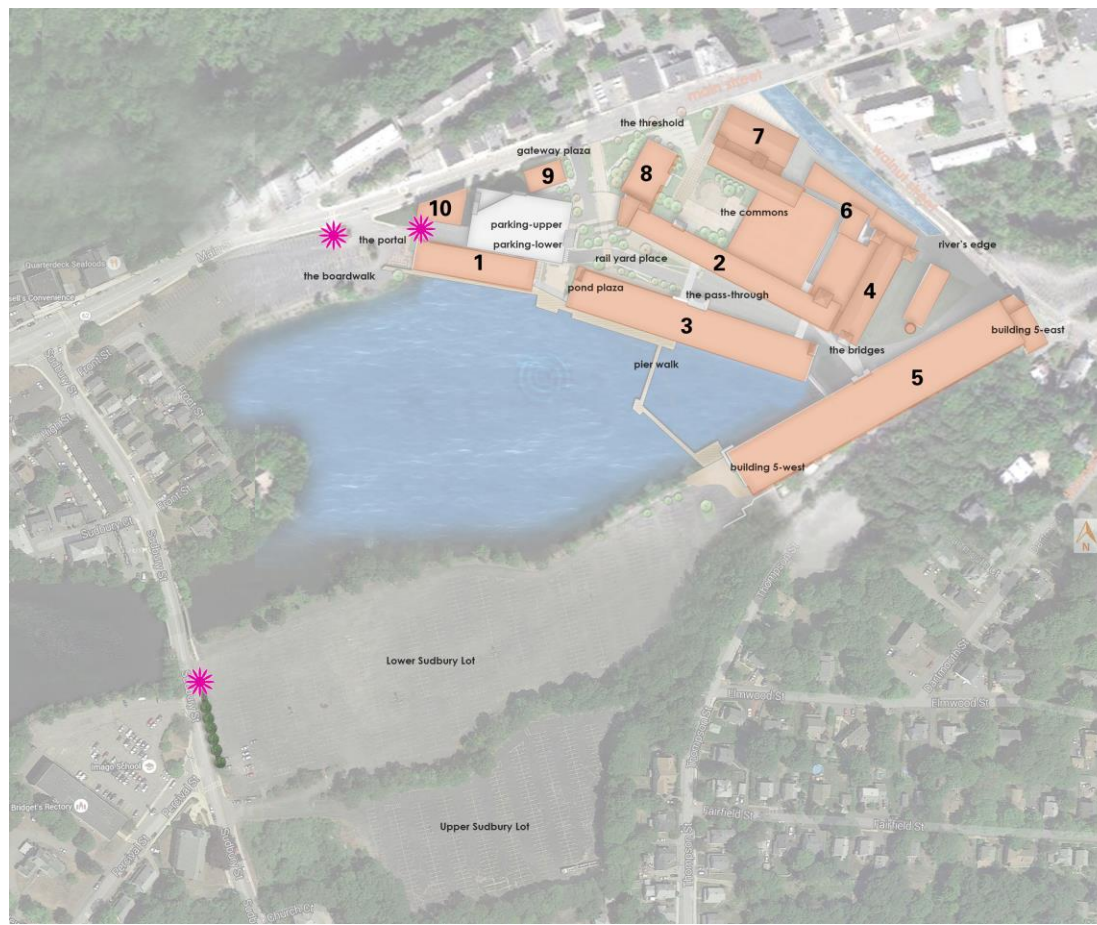
Mill & Main
 Main Street Entrance
 Maynard, MA
 The Portal
 Rev 1/20/16

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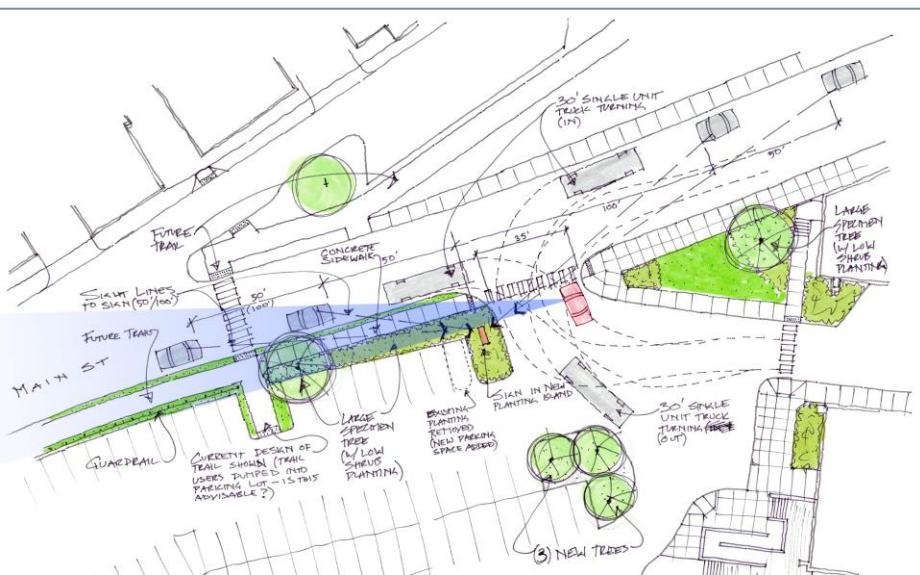
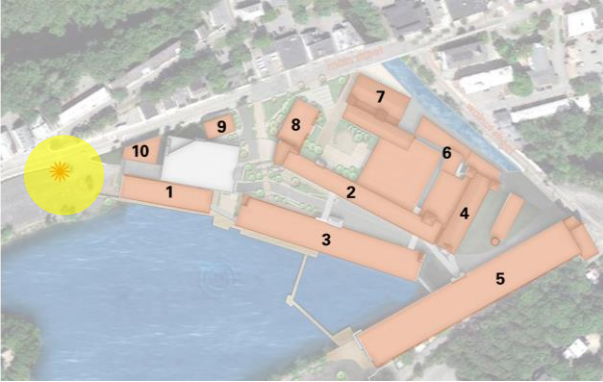
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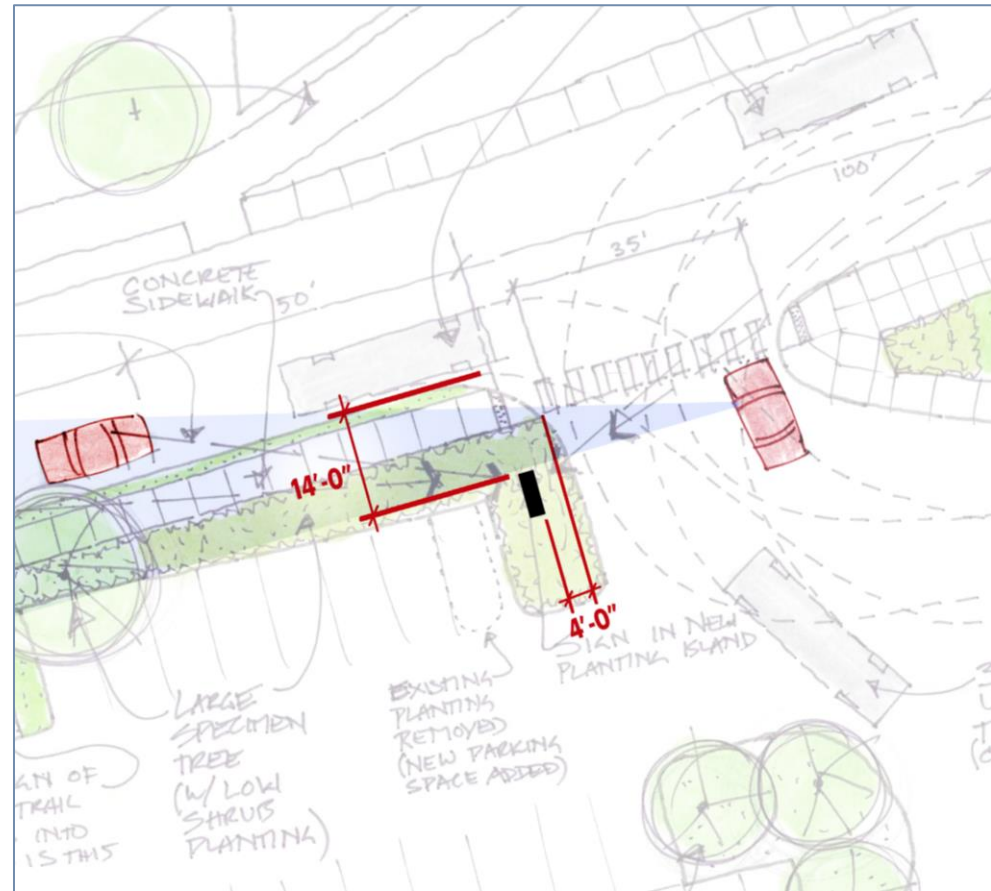
SITE ENTRY SIGNAGE



SITE ENTRY SIGNAGE – site plan



SITE ENTRY SIGNAGE – Main Street at Building 1



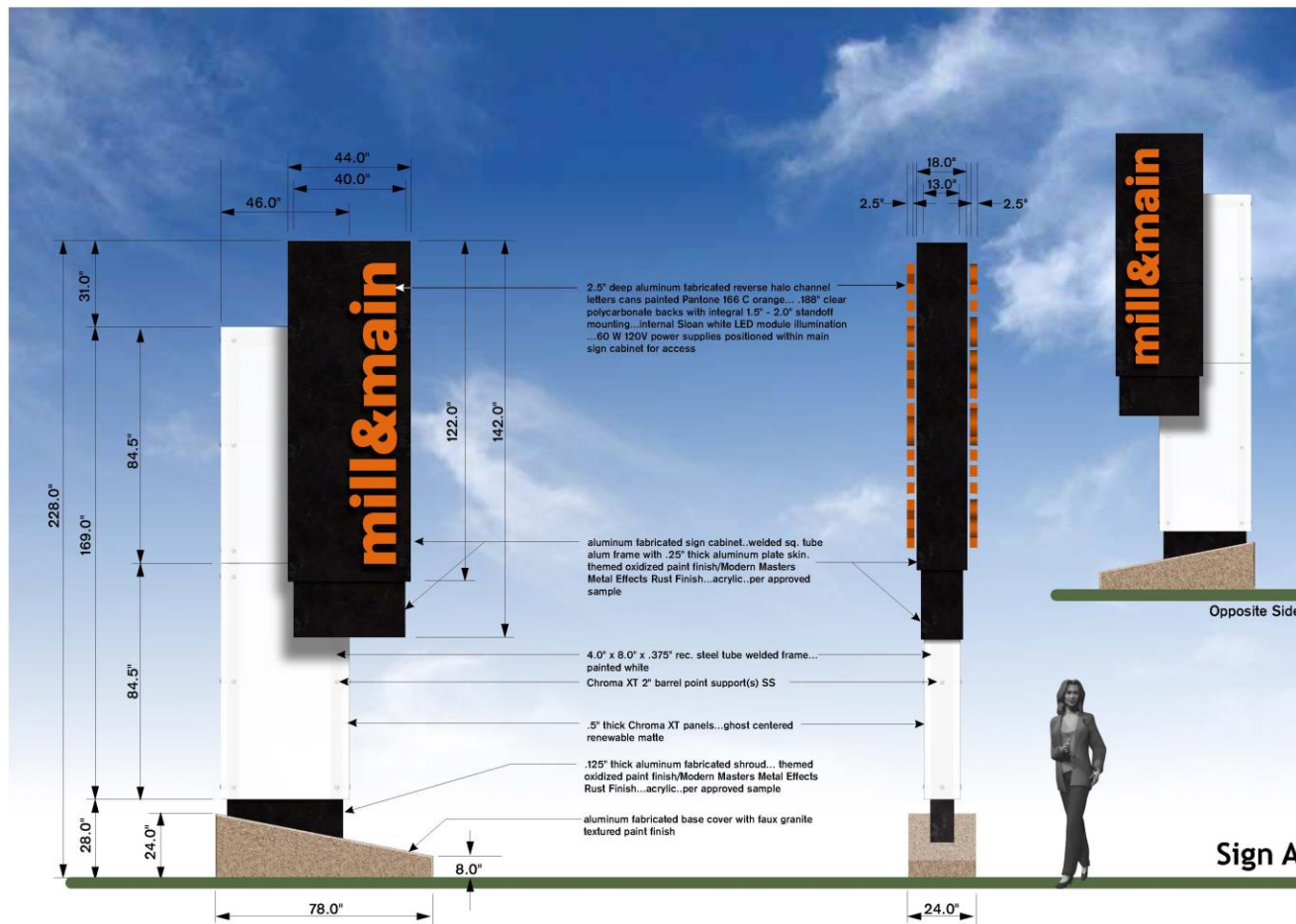
SETBACK DIMENSIONS

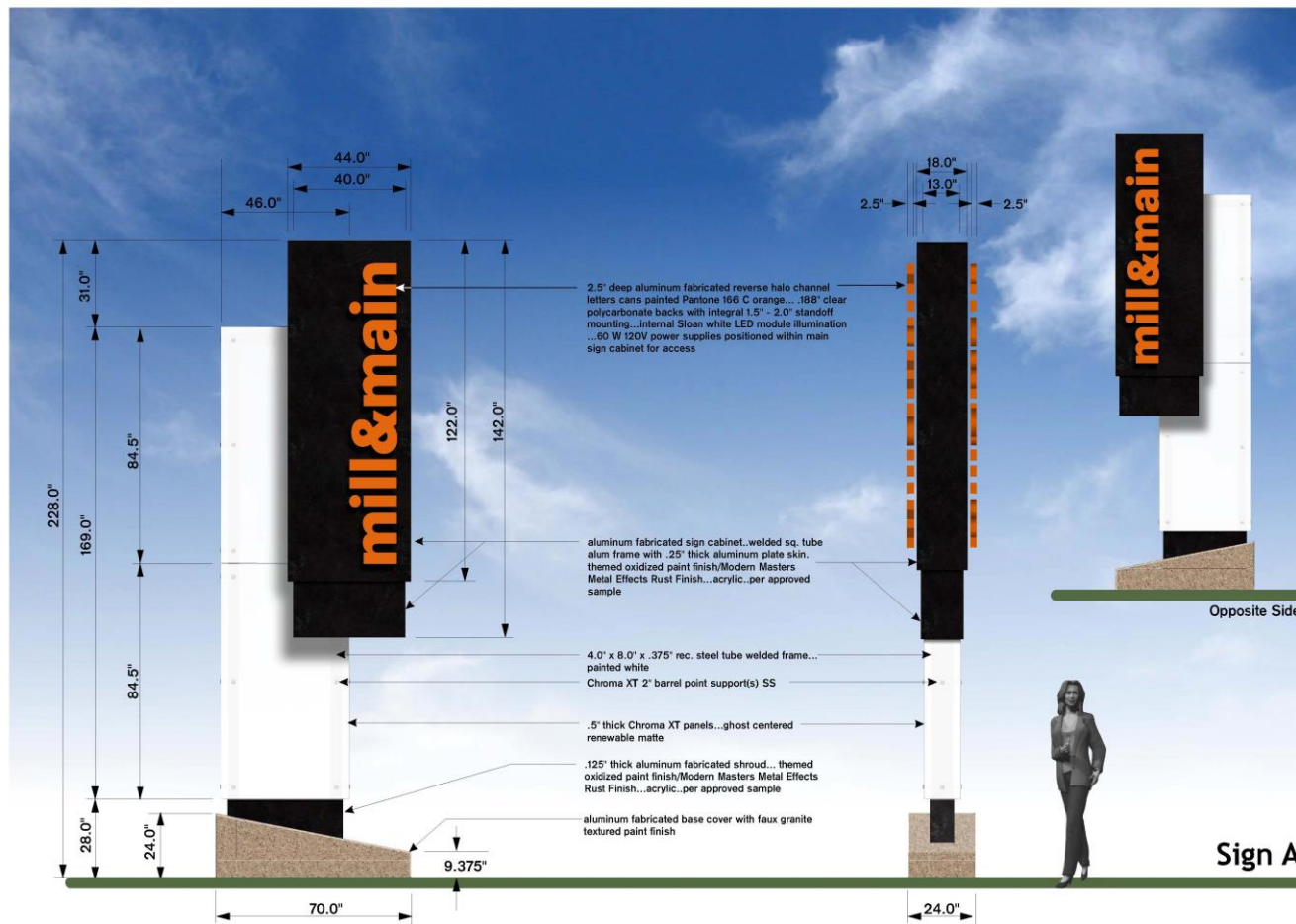


SITE ENTRY SIGNAGE – Main Street at Building 1



SITE ENTRY SIGNAGE – Main Street at Building 1





mill&main

Sales Rep: J. Renzi
Job Name: Mill & Main
Job Location: Maynard, MA
Sheet: 1 of 5
Date: 9/29/15
Job #:
Scale: as noted
Drawn by: LH

Mill & Main
Main Street Entrance
Maynard, MA

**Freestanding
Entry Signs**

Rev 1/27/16

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HEIGHT 142'' (11'-10'')
WIDTH 44'' (3'-8'')
AREA 43.50 Sq Ft

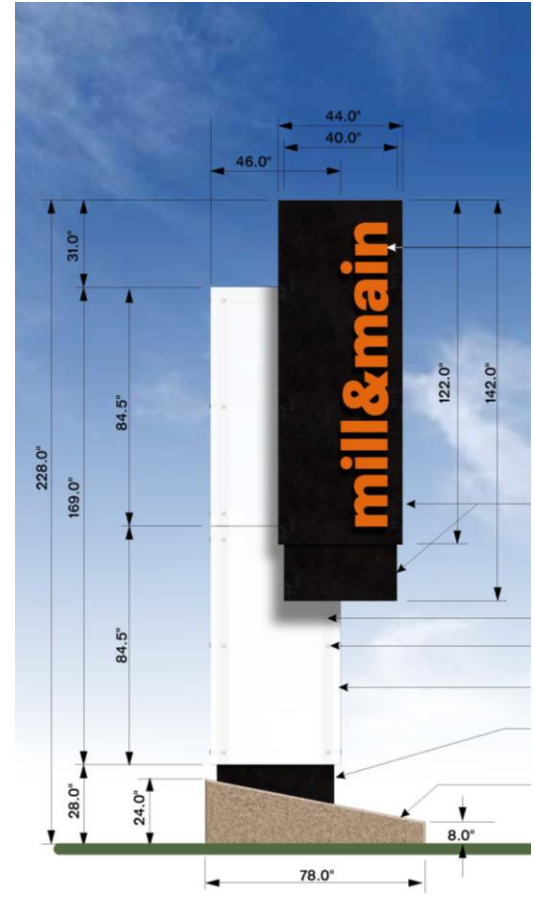
OVERALL HEIGHT 19'-0''

Setback from Main Street 14'-0''

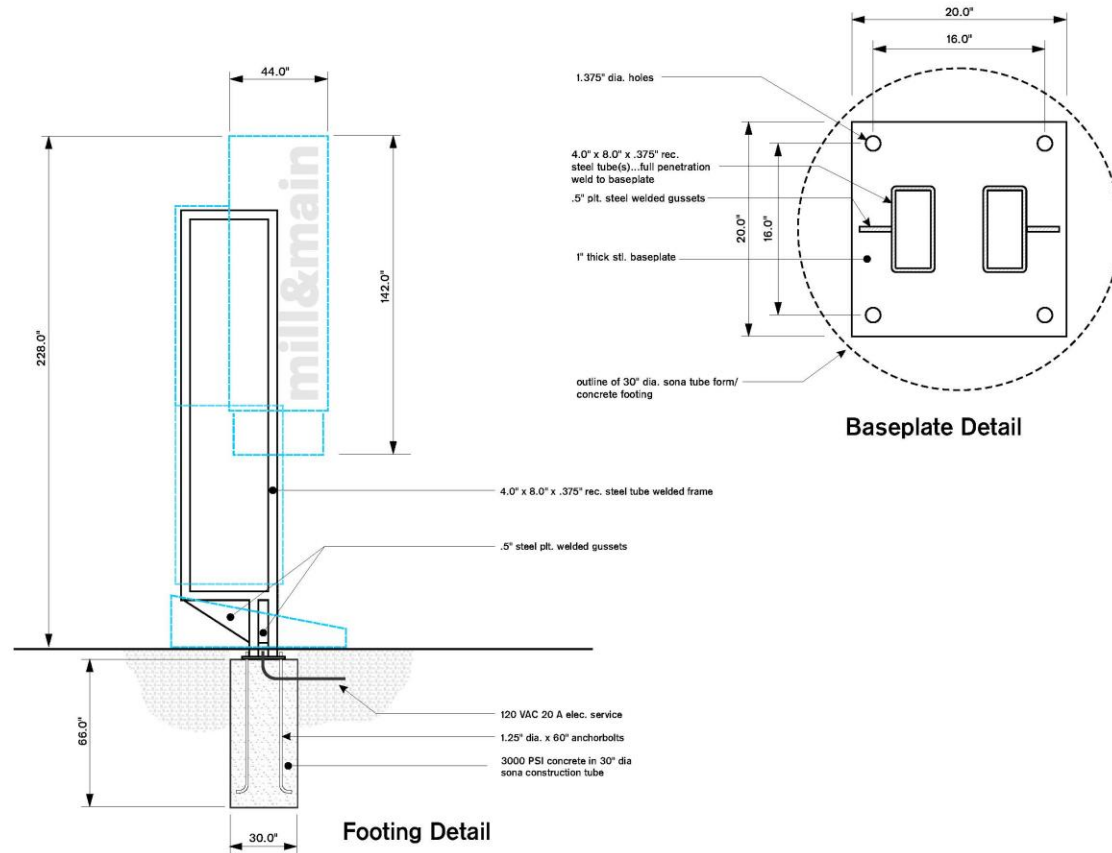
**Relief needed for height – allowed 15' overall height
4'-0'' relief requested**

**Relief needed for setback – allowed 14' setback
No relief requested**

Relief uncertain for size – no mention of freestanding sign maximum size



SITE ENTRY SIGNAGE – Main Street at Building 1 - zoning





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mill&main

Sales Rep:	J. Renzi
Job Name:	Mill & Main
Job Location:	Maynard, MA
Sheet:	2 of 5
Date:	9/29/15
Job #:	
Scale:	as noted
Drawn by:	LH

Mill & Main
 Main Street Entrance
 Maynard, MA

Freestanding
 Entry Signs

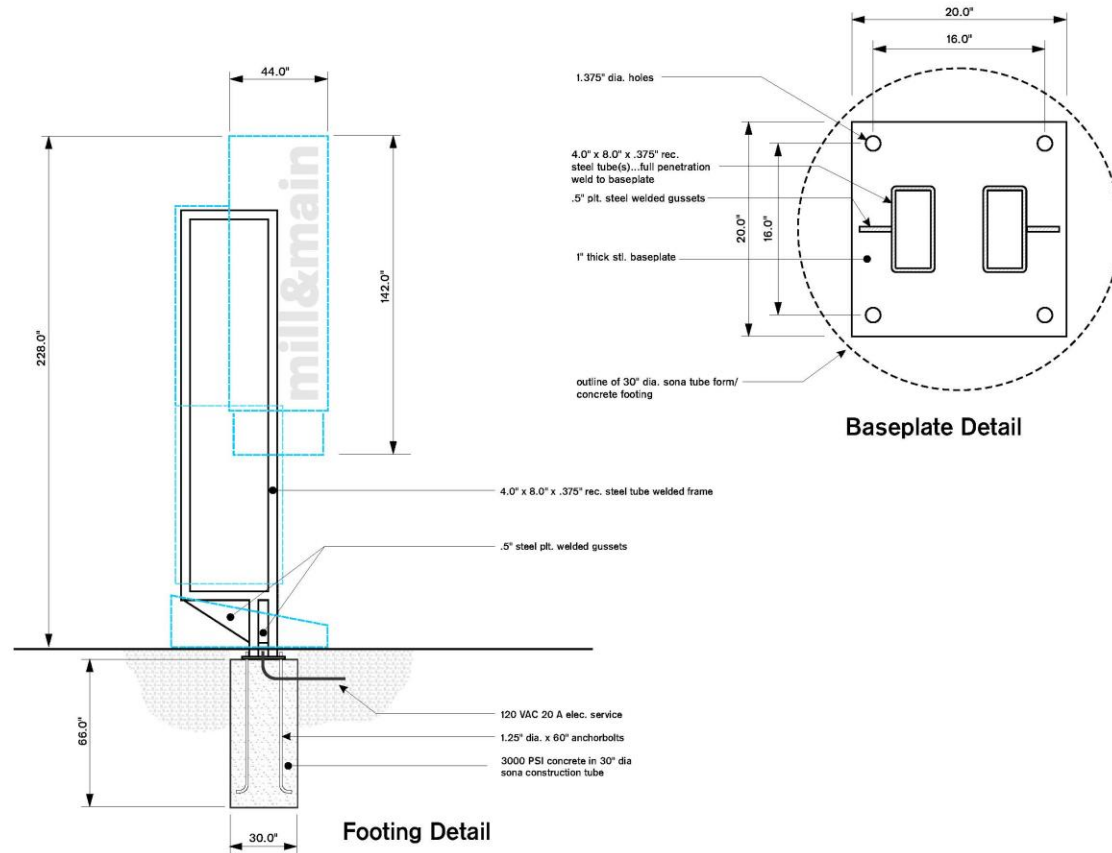
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SITE ENTRY SIGNAGE – Main Street at Building 1 – construction details



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mill&main

Sales Rep: J. Renzi
Job Name: Mill & Main
Job Location: Maynard, MA
Sheet: 2 of 5

Date: 9/29/15
Job #:
Scale: as noted
Drawn by: LH

Mill & Main
Main Street Entrance
Maynard, MA

**Freestanding
Entry Signs**

Rev 1/27/16

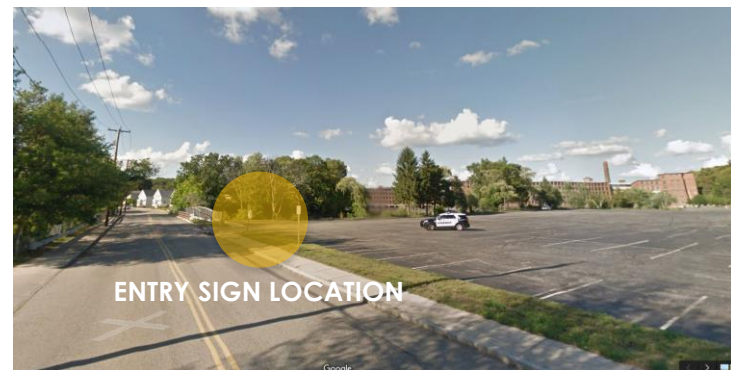
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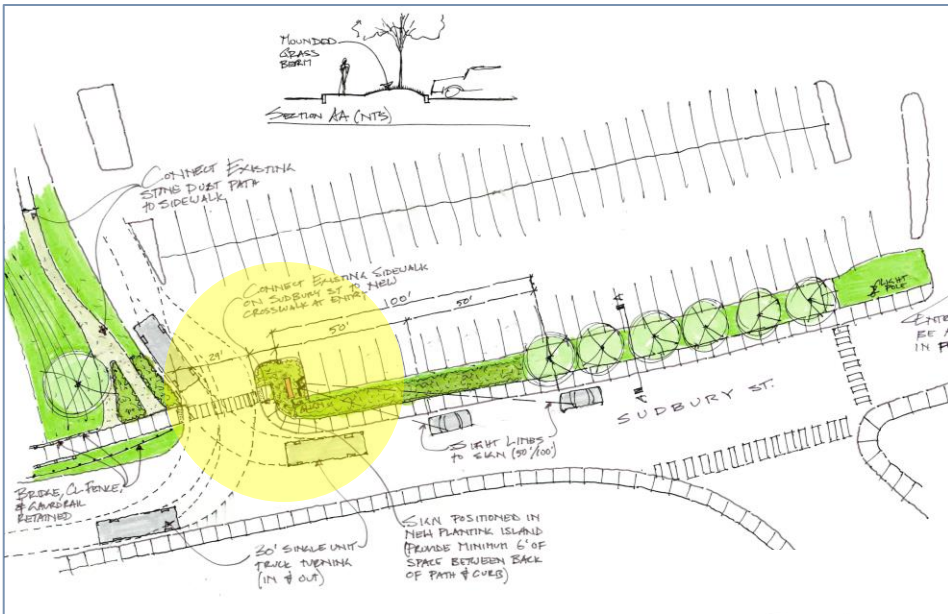
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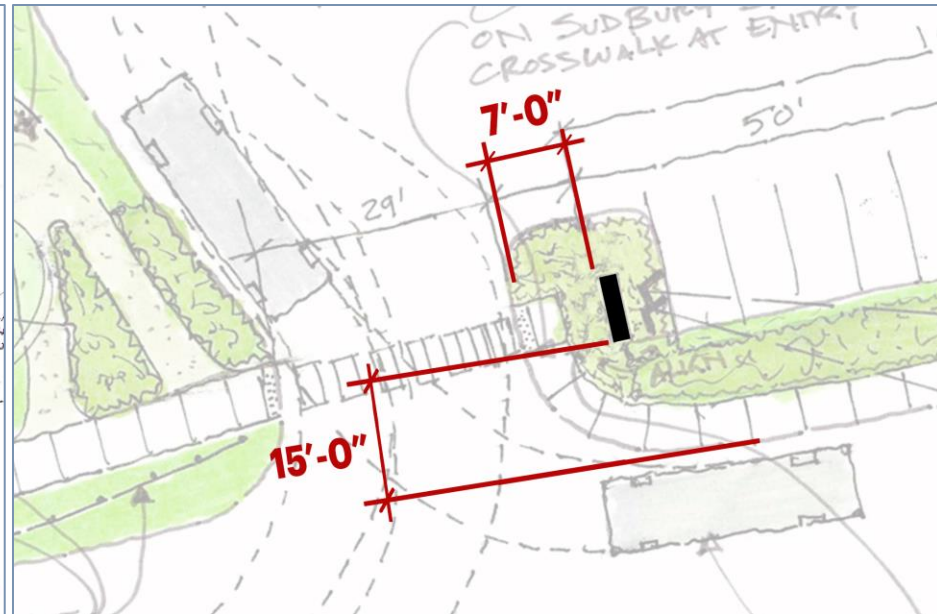
SITE ENTRY SIGNAGE – Main Street at Building 1 – construction details – REVISED 01_27_16



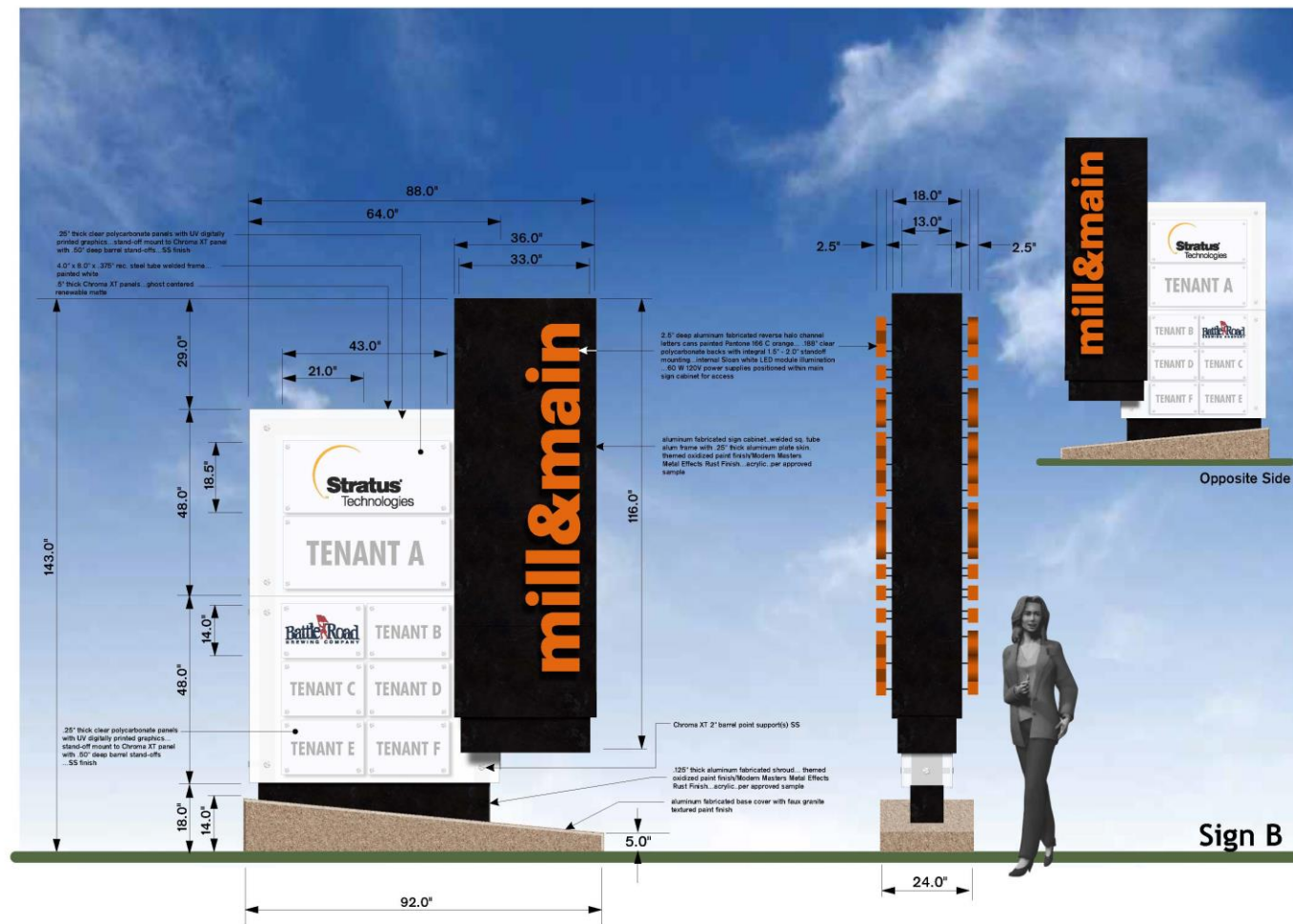
SITE ENTRY SIGNAGE – Lower Sudbury Street Lot



SITE ENTRY SIGNAGE – Lower Sudbury Street Lot



SETBACK DIMENSIONS



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mill&main

Sales Rep: J. Renzi
Job Name: Mill & Main
Job Location: Maynard, MA
Sheet: 3 of 5

Date: 10/5/15
Job #:
Scale: as noted
Drawn by: LH

Mill & Main
Sudbury Street Entrance
Maynard, MA

Freestanding
Entry Signs

Rev 1/20/16

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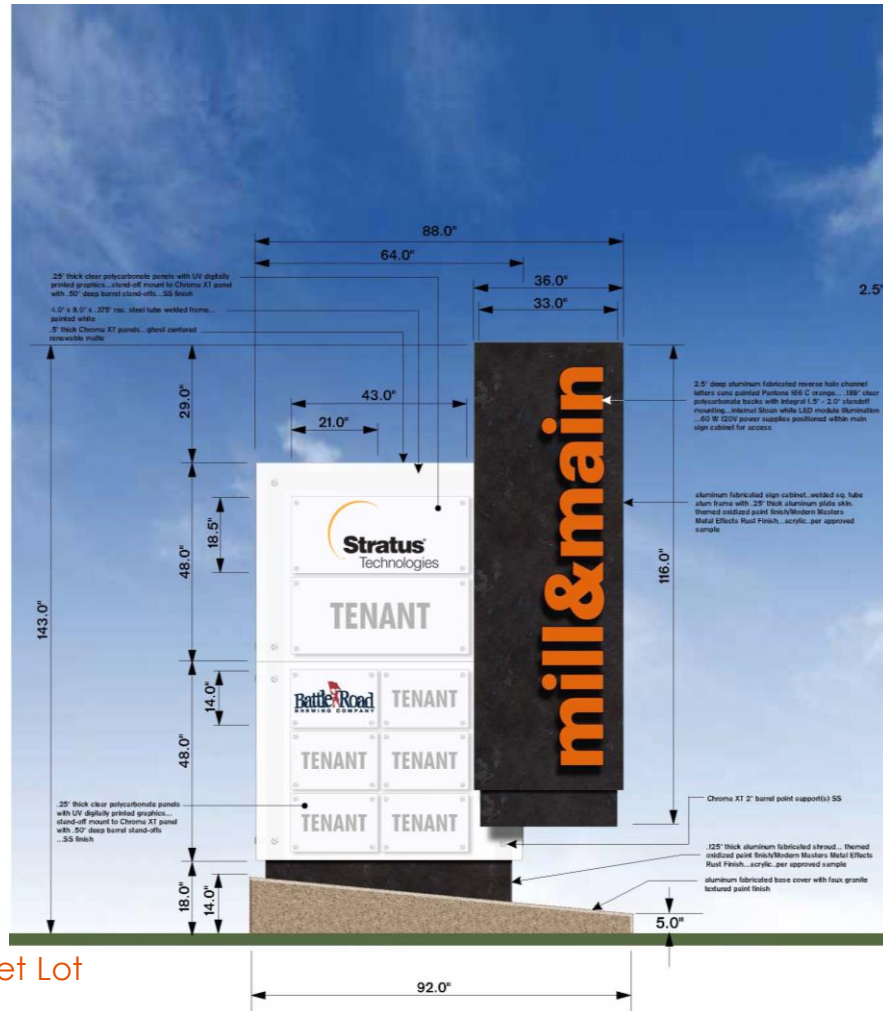
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SITE ENTRY SIGNAGE – Lower Sudbury Street Lot

Illumination at Night



SITE ENTRY SIGNAGE – Lower Sudbury Street Lot



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Sales Rep: J. Renzi
Job Name: Mill & Main
Job Location: Maynard, MA
Sheet: 5 of 5
Date: 9/29/15
Job #:
Scale: as noted
Drawn by: LH

Mill & Main
Main Street Entrance
Maynard, MA
Freestanding
Entry Sign
Internally Illum.
Rev 12/22/15

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HEIGHT 116" (9'-8")
WIDTH 88" (7'-4")
AREA 71.00 Sq Ft

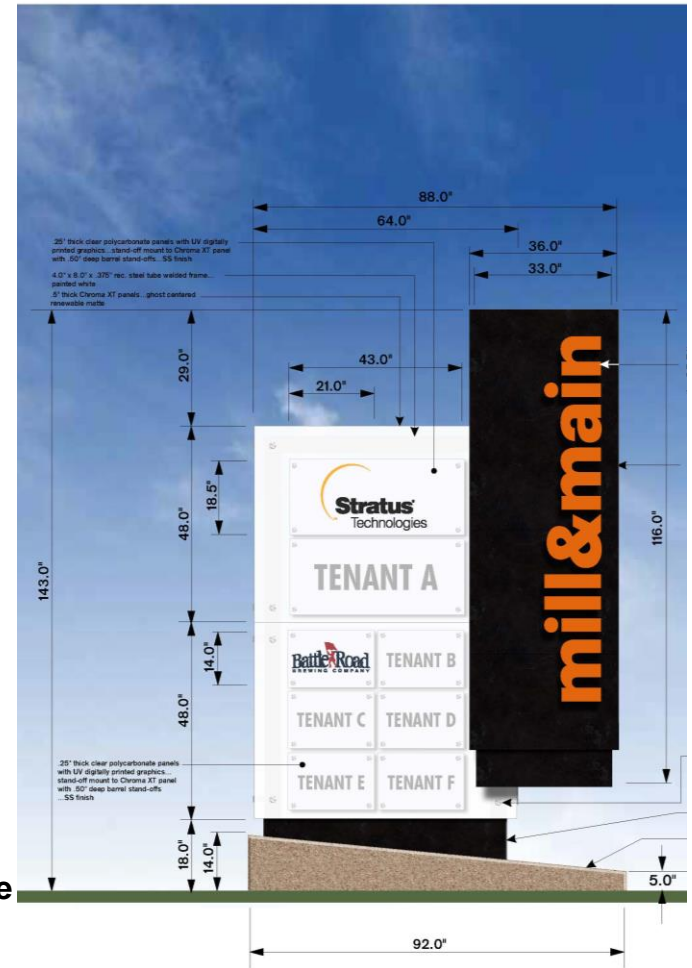
OVERALL HEIGHT 12'-0"

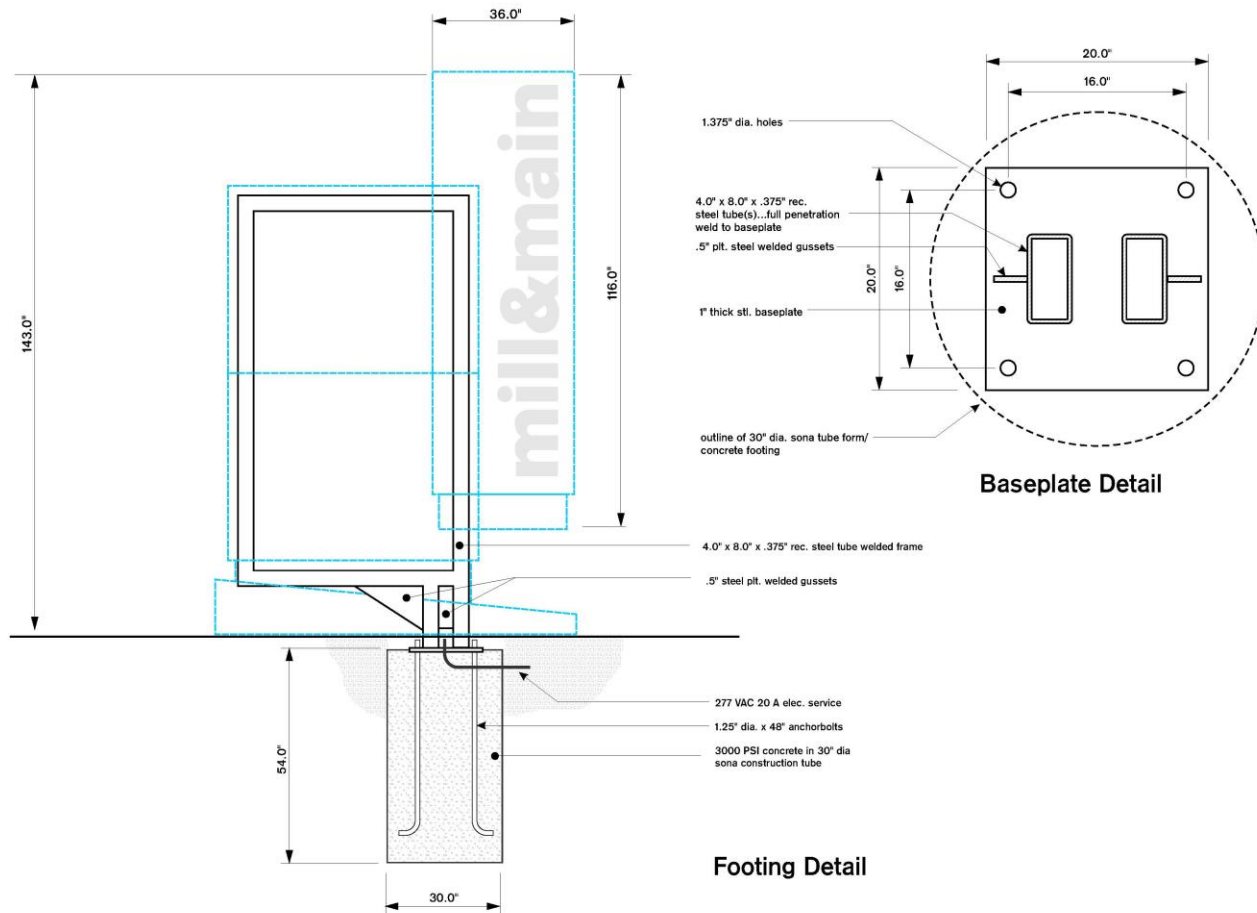
Setback from Lower Sudbury Street 15'-0"

Relief needed for setback – allowed 14' setback
No relief requested

Relief uncertain for size – no mention of freestanding sign maximum size

SITE ENTRY SIGNAGE – Lower Sudbury Street Lot - zoning







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mill&main

Sales Rep:	J. Renzi
Job Name:	Mill & Main
Job Location:	Maynard, MA
Sheet:	4 of 5
Date:	10/5/15
Job #:	
Scale:	as noted
Drawn by:	LH

Mill & Main
 Sudbury Street Entrance
 Maynard, MA

**Freestanding
Entry Signs**
 Rev 1/20/16

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SITE ENTRY SIGNAGE – Lower Sudbury Street Lot – construction details

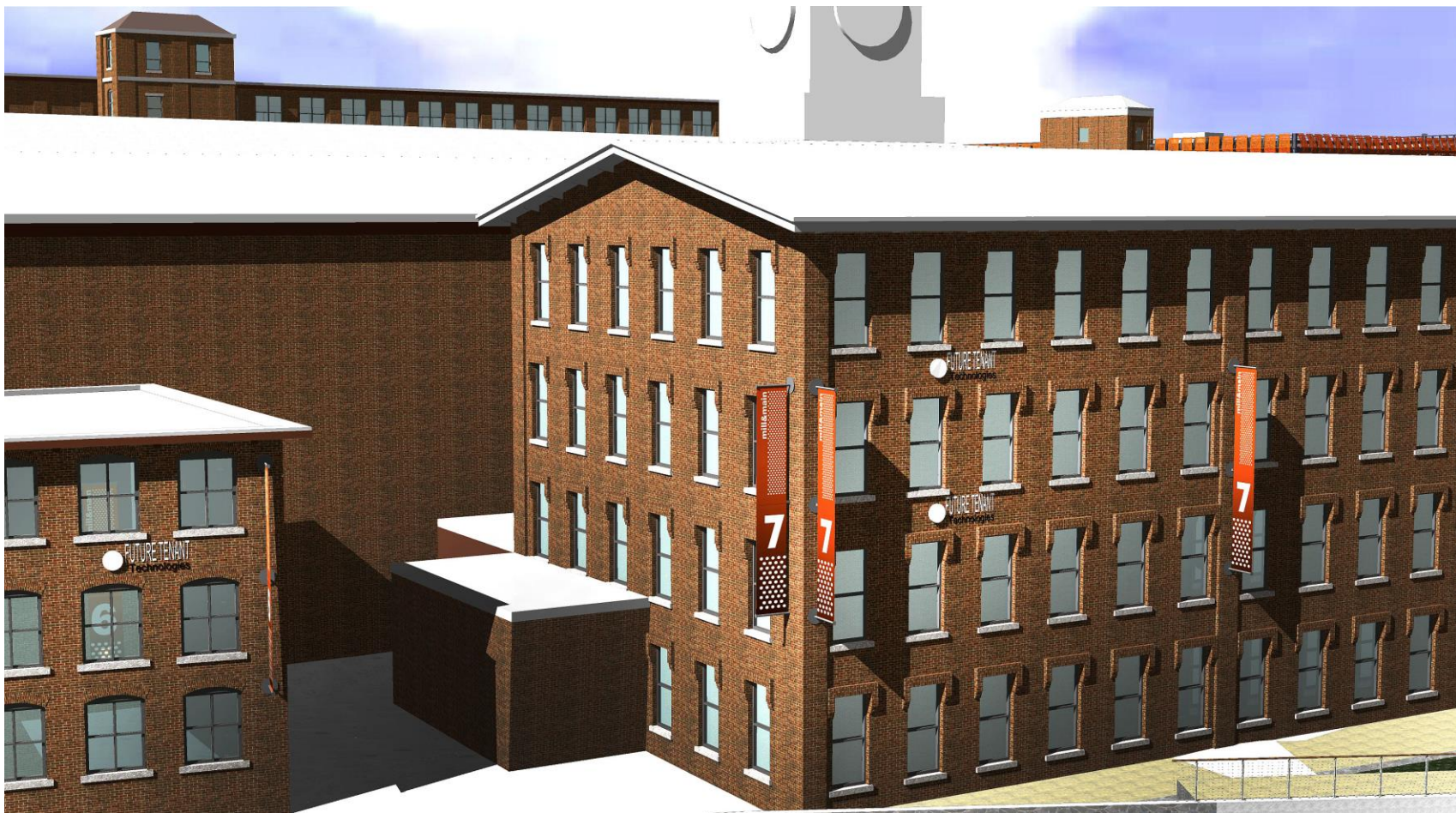
TENANT SIGNAGE



TENANT SIGNAGE – possible placement



TENANT SIGNAGE – possible placement



TENANT SIGNAGE – possible placement



TENANT SIGNAGE – possible placement



TENANT SIGNAGE – possible placement



TENANT SIGNAGE – possible placement



TENANT SIGNAGE – possible placement



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TENANT SIGNAGE – possible placement



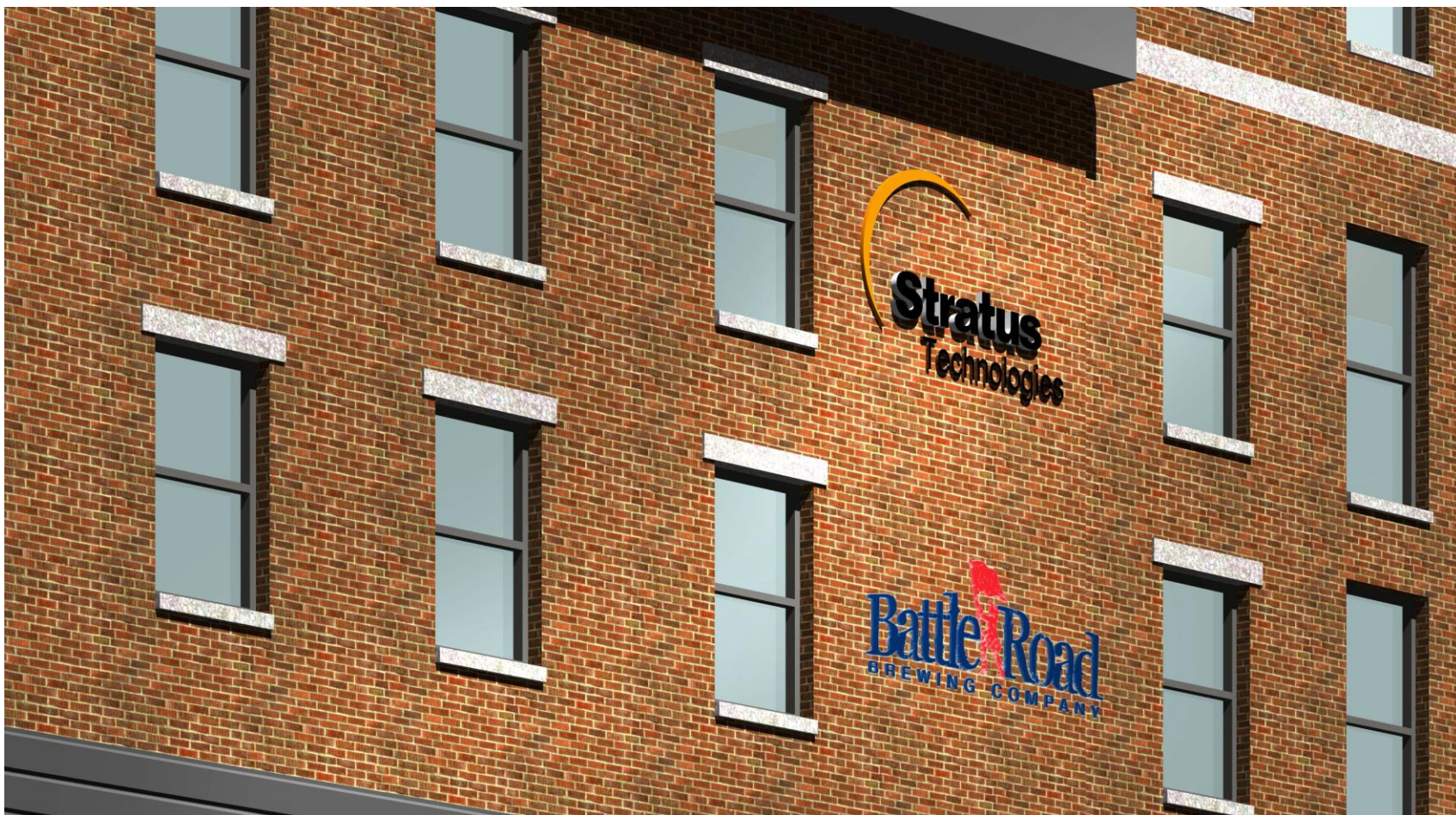
TENANT SIGNAGE – possible placement



TENANT SIGNAGE – possible placement



TENANT SIGNAGE – possible placement



TENANT SIGNAGE – possible placement

- Primary Freestanding Sign
- Secondary Freestanding Sign
- Building Identification numbers & directories.

43.50 Sq Ft @ 19'0" Overall height & 10' Setback
71.00 Sq Ft @ 12'0" Overall height & 10' Setback

Building # 1

Square Footage Allowance – Main Street 225 LF x 15' = 3,780 Sq Ft x 20% = 756 Sq Ft

- Building ID number Quantity = 1 x Size = 6.75 Sq Ft = 6.75 Sq Ft
- Blade ID Number Quantity = 7 x Size = 59.50 Sq Ft = 416.50 Sq Ft
- Freestanding Directory Quantity = 2 x Size = 12.75 Sq Ft = 25.50 Sq Ft
- Main Portal Entry Sign Quantity = 1 x Size = 84.00 Sq Ft = 84.00 Sq Ft

Total Proposed 532.75 Sq Ft < 756 Sq Ft Allowed

Building # 2

Square Footage Allowance – Main Street 468 LF x 15' = 7,020 Sq Ft x 20% = 1,404 Sq Ft

- Building ID number Quantity = 1 x Size = 7.25 Sq Ft = 7.25 Sq Ft
- Blade ID number Quantity = 8 x Size = 59.50 Sq Ft = 476.00 Sq Ft
- Freestanding Directory Quantity = 3 x Size = 12.75 Sq Ft = 38.25 Sq Ft

Total Proposed 521.50 Sq Ft < 1,404 Sq Ft Allowed

Building # 3

Square Footage Allowance – Main Street 513 LF x 15' = 7,695 Sq Ft x 20% = 1,539 Sq Ft

- Building ID number Quantity = 3 x Size = 11.25 Sq Ft = 33.75 Sq Ft
- Blade ID number Quantity = 17 x Size = 59.50 Sq Ft = 1,011.50 Sq Ft
- Freestanding Directory Quantity = 3 x Size = 12.75 Sq Ft = 38.25 Sq Ft

Total Proposed 1,083.50 Sq Ft < 1,539 Sq Ft

Building # 4

Square Footage Allowance – Walnut Street 208 LF x 15' = 3,120 Sq Ft x 20% = 624 Sq Ft

- Building ID number Quantity = 1 x Size = 8.00 Sq Ft = 8.00 Sq Ft
- Blade ID number Quantity = 0 x Size = 0 Sq Ft = 0 Sq Ft
- Freestanding Directory Quantity = 1 x Size = 12.75 Sq Ft = 12.75 Sq Ft

Total Proposed 20.75 Sq Ft < 624 Sq Ft

Building # 5

Square Footage Allowance – Thompson Street 634 LF x 15' + 9,510 Sq Ft x 20% = 1,902 Sq Ft

- Building ID number Quantity = 1 x Size = 25.50 Sq Ft = 25.50 Sq Ft
- Building ID number Quantity = 1 x Size = 11.00 Sq Ft = 11.00 Sq Ft
- Blade ID number Quantity = 9 x Size = 59.50 Sq Ft = 535.50 Sq Ft
- Freestanding Directory Quantity = 2 x Size = 12.75 Sq Ft = 25.50 Sq Ft

Total Proposed 597.50 Sq Ft < 1,902 Sq Ft

Building # 6 Square Footage Allowance – Walnut Street 260 LF x 15' = 3,900 Sq Ft x 20% = 780 Sq Ft

-Building ID number	Quantity = 1 x Size =	7.50 Sq Ft =	7.50 Sq Ft
-Blade ID number	Quantity = 8 x Size =	59.50 Sq Ft =	476.00 Sq Ft
-Freestanding Directory	Quantity = 1 x Size =	12.75 Sq Ft =	<u>12.75 Sq Ft</u>
Total Proposed			496.25 Sq Ft < 780 Sq Ft

Building # 7 Square Footage Allowance – Walnut Street 151 LF x 15' = 2,265 Sq Ft x 20% = 453 Sq Ft

-Building ID number	Quantity = 1 x Size =	6.25 Sq Ft =	6.75 Sq Ft
-Blade ID number	Quantity = 8 x Size =	59.50 Sq Ft =	476.00 Sq Ft
-Freestanding Directory	Quantity = 1 x Size =	12.75 Sq Ft =	<u>12.75 Sq Ft</u>
Total Proposed			495.50 Sq Ft > 453 Sq Ft

Building # 8 Square Footage Allowance – Main Street 125 LF x 15' = 1,875 Sq Ft x 20% = 375 Sq Ft

-Building ID number	Quantity = 0 x Size =	0 Sq Ft =	0 Sq Ft
-Blade ID number	Quantity = 8 x Size =	59.50 Sq Ft =	476.00 Sq Ft
-Freestanding Directory	Quantity = 1 x Size =	12.75 Sq Ft =	<u>12.75 Sq Ft</u>
Total Proposed			488.75 Sq Ft > 375 Sq Ft

Building # 9 Square Footage Allowance – Main Street 81 LF x 15' = 1,215 Sq Ft x 20% = 243 Sq Ft

-Building ID number	Quantity = 0 x Size =	0 Sq Ft =	0 Sq Ft
-Blade ID number	Quantity = 4 x Size =	30.00 Sq Ft =	120.00 Sq Ft
-Freestanding Directory	Quantity = 1 x Size =	12.75 Sq Ft =	<u>12.75 Sq Ft</u>
Total Proposed			132.75 Sq Ft < 243 Sq Ft

Building # 10 Square Footage Allowance – Main Street 108 LF x 15' = 1,620 Sq Ft x 20% = 324 Sq Ft

-Building ID number	Quantity = 0 x Size =	0 Sq Ft =	0 Sq Ft
-Blade ID number	Quantity = 2 x Size =	30.00 Sq Ft =	60.00 Sq Ft
-Freestanding Directory	Quantity = 0 x Size =	0 Sq Ft =	<u>0 Sq Ft</u>
Total Proposed			60.00 Sq Ft < 324 Sq Ft

Proposed Building Sign Overall AREA	4,429.25 sf
Combined Building Sign AREA Allowance	8,400.00 sf

Proposed total Building AREA & Freestanding ID Sign AREA	4,543.75 sf
Available Building Sign AREA For Future Tenants	3,970.75 sf

“Proposed” Building Sign AREA For Future Tenants	1,195.50 sf
QUANTITY small	37 @ 21.50 SF = 795.5 sf
QUANTITY large	8 @ 50.00 SF = 400.0 sf



mill&main